
Stanislaus County

GENERAL PLAN



Adopted October 1994

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TEXT REVISIONS TO THE STANISLAUS COUNTY GENERAL PLAN

General Plan Amendment No. or Title	Board of Supervisors Resolution No.	Date Adopted	Revisions
95-02	95-1193	December 19, 1995	Text amendments to update target dates and reflect progress in implementation.
96-04	97-747	September 23, 1997	Update to the Housing Element. <i>Previously Adopted 1992</i>
Denair Community Plan Update	98-997	December 15, 1998	Update to the Denair Community Plan.
99-08	1999-815	October 12, 1999	Clarification of existing General Plan text regarding Planned Development zoning within Agriculture designation.
Keyes Community Plan Update	2000-312	April 18, 2000	Update to the Keyes Community Plan.
Salida Community Plan Update	2000-711	August 29, 2000	Update to the Salida Community Plan.
2003-02	2003-358	April 15, 2003	Text amendments to modify Policy Twenty One of the Land Use Element relating to implementation of park development requirements.
2003-05	2003-1224	December 16, 2003	Update to the Housing Element.
Salida Community Plan Set Aside and Void	2004-874	November 9, 2004	Set aside and voided the Salida Community Plan adopted in August 29, 2000.
2004-03	2006-300	April 18, 2006	Update of the Circulation and Noise Elements.
Salida Now Initiative	2007-627	August 7, 2007	Update of Salida Community Plan and other sections of the Land Use Element
2007-01	2007-1015	December 18, 2007	Update to the Agricultural Element
Thirty-Year Land Use Restriction Initiative (Measure E)	2008-186	March 18, 2008	Update to the Land Use Element
2008-05	2008-863	December 16, 2008	Text amendment to add the Stanislaus County Multi-Jurisdictional Hazard Plan to the Safety Element
2009-04	2010-215 2012-446	April 20, 2010 August 28, 2012	Update to the Housing Element Revised Housing Element Update
2011-01	2011-790	December 20, 2011	Revised Agricultural Buffers

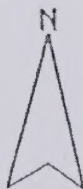
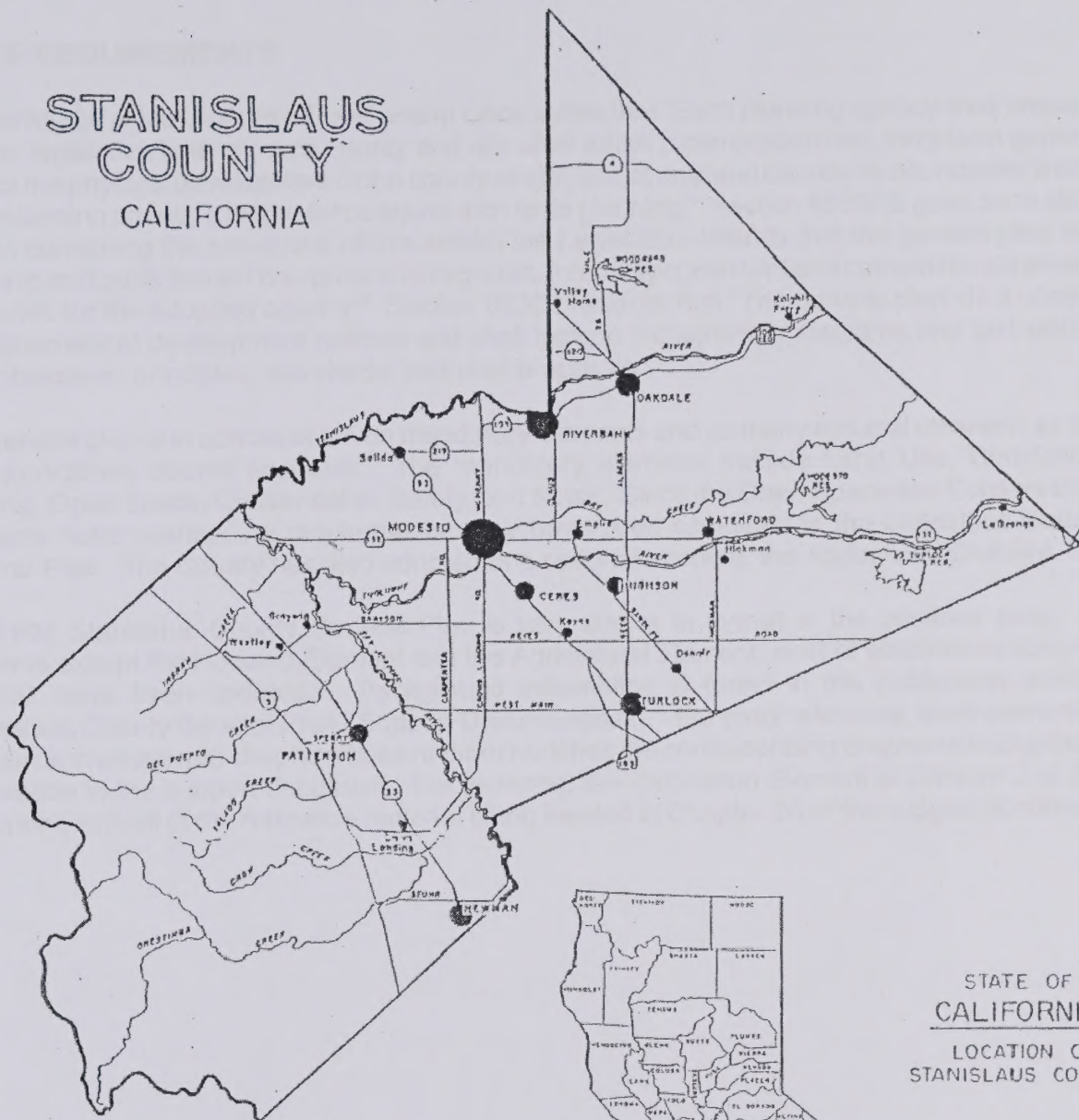
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STANISLAUS COUNTY

CALIFORNIA



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LOCATION OF
STANISLAUS COUNTY



INTRODUCTION

STATE REQUIREMENTS

Section 65300 of the California Government Code states that "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." Section 65300.5 goes on to state that "In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Section 65302 requires that "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

The general plan is to consist of seven mandatory elements and as many optional elements as the local jurisdiction deems desirable. The mandatory elements include Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Since the Open Space and Conservation Elements have overlapping requirements, they have been combined in the Stanislaus County General Plan. The County has also adopted one optional element, the Agricultural Element.

The 1994 Stanislaus County General Plan is very similar in format to the previous plan. All elements except the Housing Element and the Agricultural Element, both of which were adopted in 1992, have been updated. Background information is found in the publication entitled "Stanislaus County General Plan - Support Documentation." For easy reference, each element of this plan is in a separate chapter whose number matches the corresponding chapter of background information in the support document. For instance, the Circulation Element is Chapter 2 of this document, with all of the reference material being located in Chapter 2A of the support document.

POPULATION ESTIMATES AND PROJECTIONS

Stanislaus County is one of the fastest growing counties in California. Based on U.S. Census data, the County's population climbed from 265,900 to 370,522 during the 1980's for a total increase of 39%, compared to 26% statewide. Since 1990 the County's population has continued to grow at an average annual rate of 3.5%, reaching a total population of 412,676 in January 1994 (California Department of Finance).

As indicated by Table One, most of Stanislaus County's population increase in the 1980's occurred in the nine incorporated cities rather than the unincorporated area of the County. Whereas the incorporated population increased 59%, the population of unincorporated Stanislaus County increased only 3%. At the same time, the percentage of population living in the incorporated areas increased from 65% in 1980 to 74% in 1990, continuing the shift from rural to urban lifestyles demonstrated in past decades.

The slower growth rate in the unincorporated area of Stanislaus County was due mainly to annexation of unincorporated lands by the cities. LAFCO records show that cities annexed more than 7,500 acres from December 1984 to January 1994. County land use policies and agreements with the cities regarding growth management within established spheres of influence also contributed to the slower growth rate in the unincorporated area.

Most of the cities in the County have recently proposed or are considering significant expansions of their spheres of influence. This, along with the ongoing immigration of people desiring to make their homes in Stanislaus County, will likely result in continued development and increased population growth. The California Department of Finance projects the population will reach 517,600 in 2000 and 670,000 in 2010 (Source: Official Population Projections, Report 93 P-1, April 1993). The Stanislaus Area Association of Governments (known as Stanislaus Council of Governments) projects that by the year 2015 the population of Stanislaus County will reach 709,100. (See Table Two.)

Table One

HISTORICAL POPULATION GROWTH

Cities	1960	1970	1975	1980	1985	1990	1994
Ceres	4,406	6,029	9,544	13,281	16,793	26,314	30,193
Hughson	N/A	N/A	2,459	2,943	3,032	3,259	3,550
Modesto	36,585	61,712	84,168	106,602	126,353	164,730	180,320
Newman	2,148	2,505	2,544	2,785	3,411	4,151	5,668
Oakdale	4,980	6,594	7,547	8,474	9,665	11,961	14,279
Patterson	2,246	3,147	4,031	3,908	4,804	8,626	9,577
Riverbank	2,786	3,949	4,561	5,695	6,446	8,547	12,756
Turlock	9,116	13,992	18,151	26,287	32,426	42,198	48,113
Waterford	N/A	2,243	2,256	2,683	2,917	4,771	6,264
<i>Total Cities</i>	62,267	100,171	135,261	172,658	205,847	274,557	310,720
<i>Total Unincorporated Area</i>	95,027	94,335	89,448	93,242	93,460	95,965	101,956
TOTAL COUNTY	157,294	194,506	224,709	265,900	299,307	370,522	412,676

Source: U.S. Bureau of the Census, California Department of Finance.

Table Two
POPULATION PROJECTIONS

CITIES	2005	2015
Ceres	51,200	73,200
Hughson	5,000	8,000
Modesto	249,400	320,000
Newman	12,000	17,000
Oakdale	19,100	24,500
Patterson	18,000	21,000
Riverbank	15,000	32,700
Turlock	72,200	95,900
Waterford	7,500	12,000
Unincorporated area	100,000	104,800
Total	549,400	709,100

Source: Stanislaus Area Association of Governments, 1992, based on California Department of Finance projection of 549,400 for Stanislaus County in the year 2005.

ISSUES

Stanislaus County is an agricultural county in transition. Prior to 1960 most of the County's population lived on farms; today the population of the nine incorporated cities is nearly three times that of the unincorporated area of the County. While its economic base remains predominantly agricultural, the County's economy is diversifying, and unprecedented population growth has increased pressure to convert productive agricultural lands to non-agricultural uses. Despite the increasing pressures of urbanization, however, agricultural output in the County continues to rise, and in 1993 local crops were valued at a record \$1.1 billion. To ensure the continued success of the area's leading industry, the County adopted an Agricultural Element, which addresses agricultural land use issues such as farmland conversion, the expansion of city spheres of influence, and conflicts over agricultural operations.

A burgeoning population requires new jobs and housing to support it. Growth in nonagricultural industries such as services and retail trade has begun to stabilize employment levels and is expected to provide most of the new employment opportunities through 1998. Strategies for economic development are identified in the Land Use Element and the Agricultural Element. The County's jobs/housing balance and the issue of housing affordability are addressed in the Housing Element.

Growth also requires expansion of the infrastructure system and public services. Existing streets and roads, water and sewer systems, and solid waste management facilities will not be adequate to service the growth expected over the next twenty years. This is also true of public services such as schools, parks, fire protection, law enforcement, health care, welfare and many other services expected by people as they move into the area. The central issue of financing infrastructure improvements and public services is addressed in the Land Use Element and the Circulation Element.

Air quality, water availability and other issues of resource protection are becoming increasingly significant as the population grows. Under the California Environmental Quality Act (CEQA), the County is required to give careful attention to the impacts of development on the environment. Local, regional, state and federal agencies are routinely contacted regarding the potential impacts of projects on air, water, wildlife habitats and noise levels. Policies addressing these issues are included in the Land Use, Conservation/Open Space, Agricultural and Noise Elements.

Unprecedented population growth and development pressure have resulted in increased cooperation between the County and other agencies in efforts to find solutions to regional problems. For example, the County has reached agreement with all nine cities related to development in the spheres of influence of the cities and the collection of countywide public facilities fees. In addition, there is increasing coordination with San Joaquin and Merced Counties related to growth issues along the Interstate Five corridor. The County also participates in the San Joaquin Valley Unified Air Pollution Control District, a regional agency formed in 1991 to regulate air quality in the San Joaquin Valley air basin. These issues are addressed in the Land Use, Circulation, and Conservation/Open Space Elements.

Finally, a basic function of County government is to ensure public safety. The Safety Element outlines policies intended to protect the people of Stanislaus County from floods, earthquakes, and other hazards that potentially threaten their safety.

GOALS

LAND USE ELEMENT

- ONE: Provide for diverse land use needs by designating patterns which are responsive to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.
- TWO: Ensure compatibility between land uses.
- THREE: Foster stable economic growth through appropriate land use policies.
- FOUR: Ensure that an effective level of public service is provided in unincorporated areas.
- FIVE: Complement the general plans of cities within the County.

CIRCULATION ELEMENT

- ONE: Provide a system of streets and roads throughout the County which meets land use needs.
- TWO: Provide a safe, comprehensive, coordinated transportation system that includes a broad range of transportation modes.
- THREE: Maintain a balanced and efficient transportation system that facilitates inter-city and interregional travel and goods movement.

CONSERVATION/OPEN SPACE ELEMENT

- ONE: Encourage the protection and preservation of natural and scenic areas throughout the County.
- TWO: Conserve water resources and protect water quality in the County.
- THREE: Provide for the long-term conservation and use of agricultural lands.
- FOUR: Provide for the open-space recreational needs of the residents of the County.
- FIVE: Reserve, as open space, lands subject to natural disaster in order to minimize loss of life and property of residents of Stanislaus County.
- SIX: Improve air quality.
- SEVEN: Support efforts to minimize the disposal of solid waste through source reduction, reuse, recycling, composting and transformation activities.
- EIGHT: Preserve areas of national, state, regional and local historical importance.
- NINE: Manage extractive natural resources to ensure an adequate supply without degradation of the environment.

- TEN: Protect fish and wildlife species of the County.
- ELEVEN: Conserve resources through promotion of waste reduction, reuse, recycling, composting, ride-share programs and alternative energy sources such as mini-hydroelectric plants, gas and oil exploration, and transformational facilities such as waste-to-energy plants.

NOISE ELEMENT

- ONE: Prevent the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources to protect the economic base of the County.
- TWO: Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.

SAFETY ELEMENT

- ONE: Prevent loss of life and reduce property damage as a result of natural disasters.
- TWO: Minimize the effects of hazardous conditions that might cause loss of life and property.

HOUSING ELEMENT

- ONE: Encourage the provision of adequate, affordable housing including units for rent and for ownership for residents of all income groups, including very low-, low- and moderate-income households.
- TWO: Maximize housing choices and opportunities throughout Stanislaus County.
- THREE: Conserve and improve Stanislaus County's existing housing stock.
- FOUR: Designate sufficient sites for all types of residential development required to meet projected future housing needs.
- FIVE: Minimize governmental constraints to affordable housing in Stanislaus County.

AGRICULTURAL ELEMENT

- ONE: Strengthen the agricultural sector of our economy.
- TWO: Conserve our agricultural lands for agricultural uses.
- THREE: Protect the natural resources that sustain our agricultural industry.

Chapter One

LAND USE ELEMENT

AUTHORITY

Section 65302a of the California Government Code requires the County to adopt a "land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982." Stanislaus County does not have any land which falls under the latter category.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Provide for diverse land use needs by designating patterns which are responsive to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.

POLICY ONE

Land will be designated and zoned for agricultural, residential, commercial, industrial, or historical uses when such designations are consistent with other adopted goals and policies of the general plan.

IMPLEMENTATION MEASURES

1. In reviewing proposals for amendments to land use designations, the County shall evaluate how the proposal would advance the long-term goals of the County.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. The zoning district map of the County shall be reviewed to verify that no conflicts exist between land use designations and zoning districts. A report of this review shall be submitted to the Planning Commission not later than January 4, 1996.
Responsible Department: Planning Department

POLICY TWO

Land designated Agriculture shall be restricted to uses that are compatible with agricultural practices, including natural resources management, open space, outdoor recreation and enjoyment of scenic beauty.

IMPLEMENTATION MEASURE

1. Agricultural areas should generally be zoned for 40- to 160-acre minimum parcel sizes. Exceptions include land in a ranchette area so identified because of significant existing parcelization of property, poor soils, location, and other factors which limit the agricultural productivity of the area.
Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors

POLICY THREE

Land use designations shall be consistent with the criteria established in this element.

IMPLEMENTATION MEASURE

1. Requests for General Plan amendments shall be carefully reviewed for consistency with the criteria established in the **DESIGNATIONS** section of this element for locating these designations. Applications which are inconsistent shall be denied.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY FOUR

Urban development shall be discouraged in areas with growth-limiting factors such as high water table or poor soil percolation, and prohibited in geological fault and hazard areas, flood plains, riparian areas, and airport hazard areas unless measures to mitigate the problems are included as part of the application.

IMPLEMENTATION MEASURES

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.

Responsible Departments: *Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors*

2. Applications for development in areas with growth-limiting factors such as high water table, poor soil percolation, geological fault areas, flood plains, and airport hazard areas shall include measures to mitigate the problems.

Responsible Departments: *Public Works, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

3. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.

Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*

4. The County will continue to enforce the height limiting ordinance near airports.

Responsible Departments: *Planning Department, Board of Supervisors*

5. The County shall enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act that limits development in areas identified as having special seismic hazards. See Map 5-1 of the Support Documentation for the location of the zone.

Responsible Departments: *Building Inspection, Planning Department, Public Works, Planning Commission, Board of Supervisors*

POLICY FIVE

Residential densities as defined in the General Plan shall be the maximum based upon environmental constraints, the availability of public services, and acceptable service levels. The densities reflected may not always be achievable and shall not be approved unless there is proper site planning and provision of suitable open space and recreational areas consistent with the supportive goals and policies of the General Plan.

IMPLEMENTATION MEASURE

1. Residential development shall not be approved at the maximum density if: (1) it threatens riparian habitat; (2) growth-limiting factors such as high water table, poor soil percolation, geological fault areas, and airport hazard areas exist; (3) development is in a designated floodway or does not meet the requirements of Chapter 16.40 of the County Code; (4) it does not comply with airport height limiting ordinance restrictions; (5) there is lack of, or inadequate, sanitary sewer or public water service; or (6) environmental impacts, including traffic, cannot be mitigated.

Responsible Departments: Planning Department, Environmental Resources, Public Works, Planning Commission, Board of Supervisors

POLICY SIX

Preserve and encourage upgrading of existing unincorporated urban communities.

IMPLEMENTATION MEASURES

1. The County in association with the Redevelopment Agency will use redevelopment as a tool to upgrade existing urban areas that meet the requirements of the State of California redevelopment law.

Responsible Departments: Planning Department, Stanislaus County Redevelopment Agency, Planning Commission, Board of Supervisors

2. The County will apply for federal and state funds to aid in upgrading existing urban areas.

Responsible Department: Redevelopment Agency, Planning Department, Parks and Recreation, County Executive Office, Board of Supervisors

3. Land within the sphere of influence of a community services district, sanitary district or domestic water district shall be rezoned for development only if the US (Urban Service) combining district is used.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY SEVEN

Riparian habitat along the rivers and natural waterways of Stanislaus County shall to the extent possible be protected.

IMPLEMENTATION MEASURE

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY EIGHT

The County will continue to provide proper ordinances to ensure that flood insurance can be made available to qualified property owners through state and federal programs.

IMPLEMENTATION MEASURE

1. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY NINE

The Land Use Element shall be maintained so that it is responsive to change.

IMPLEMENTATION MEASURES

1. The Land Use Element shall be comprehensively updated as found necessary by the Board of Supervisors. Every attempt shall be made to do so at least once every five years.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. All of the community plans shall be reviewed and updated as found necessary by the Board of Supervisors. Substantial changes to these plans shall be permitted only in conjunction with a complete community plan update unless the Director of Planning and Community Development finds that (1) the plan has been completely updated within the past three years and the proposed changes can be adequately evaluated based on that updated plan or (2) the proposed change will have no major or demonstrable impact on the surrounding area or on the community in general.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. An annual report shall be made to the Board of Supervisors on the status of the General Plan and progress in its implementation as required in Section 65400 (b) of the Government Code.

Responsible Department: Planning Department

POLICY TEN

New areas for urban development (as opposed to expansion of existing areas) shall be limited to less productive agricultural areas.

IMPLEMENTATION MEASURES

1. Requests for designation of new urban areas shall be reviewed by the County to determine whether the land is located in a less productive agricultural area based on considerations identified in the Agricultural Element.

Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors

2. Requests for designation of new urban areas shall be accompanied by a plan and implementation methods to provide all appropriate urban services.

Responsible Departments: Planning Department, Environmental Resources, Fire Safety, Sheriff, Parks, Library, Planning Commission, Board of Supervisors

3. Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the conversion criteria stated in the Agricultural Element.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

Ensure compatibility between land uses.

POLICY ELEVEN

Development of residential areas shall be adjacent to existing compatible unincorporated urban development or, in the case of remote development, included as part of a specific plan.

IMPLEMENTATION MEASURE

1. The criteria for location of residential areas as described in the **DESIGNATIONS** section of this element shall be applied to all requests for residential designation.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY TWELVE

The expansion of urban boundaries of unincorporated communities shall attempt to minimize conflict between various land uses.

IMPLEMENTATION MEASURES

1. The County shall ensure that expansion of urban boundaries of unincorporated communities is accomplished in an orderly manner to limit the area of conflict as much as possible. Substantial changes to community plans shall be permitted only as specified under Policy Nine, Implementation Measure 2.
Responsible Departments: *Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors*
2. Before redesignating land designated Agriculture in the General Plan in the process of expanding an existing unincorporated community, the County shall require that the existing community plan be updated or, if a community plan does not already exist, that one be adopted.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
3. In the process of establishing a new, self-contained community, the County shall require that a specific plan be adopted before approving the redesignation of any land designated Agriculture in the General Plan.
Responsible Departments: *Planning Department, Planning Commission, and Board of Supervisors*

POLICY THIRTEEN

Expansion of urban boundaries of unincorporated communities should be based on infilling and elimination of existing "islands" and should not permit leapfrog development or create new "islands."

IMPLEMENTATION MEASURE

1. The County shall not approve applications (such as General Plan amendments, rezones, or tentative maps) for expansion of urban boundaries of unincorporated communities that would create "islands" or disregard infilling.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY FOURTEEN

Uses shall not be permitted to intrude into or be located adjacent to an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.

IMPLEMENTATION MEASURES

1. All development proposals that require discretionary action shall be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area.

Responsible Departments: *Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors*

2. Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria, as stated in the Agricultural Element.

Responsible Departments: *Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors*

POLICY FIFTEEN

Uses should not be permitted to intrude into or be located adjacent to areas that are identified as existing and/or potential sites for solid waste facilities if such uses would not be compatible.

IMPLEMENTATION MEASURES

1. Potential conflicts with existing solid waste facilities shall be avoided.

Responsible Departments: *Environmental Resources, Public Works, Planning Department, Planning Commission, Board of Supervisors*

2. When the Countywide Integrated Waste Management Plan is adopted, those sites which are identified as potential solid waste facilities should be protected from land use conflicts.

Responsible Departments: *Environmental Resources, Public Works, Planning Dept., Planning Commission, Board of Supervisors*

GOAL THREE

Foster stable economic growth through appropriate land use policies.

POLICY SIXTEEN

Agriculture, as the primary industry of the County, shall be promoted and protected.

IMPLEMENTATION MEASURES

1. The County shall require a 10-acre minimum parcel size for parcels requesting inclusion in the Williamson Act.
Responsible Departments: Planning Department, Board of Supervisors
2. As land is designated to accommodate new businesses, the County shall give priority to utilizing less productive agricultural areas.
Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors
3. Specific plans shall be encouraged when non-agricultural uses are proposed within areas designated for agriculture.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. The County shall continue to implement the Agricultural Element.
Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors
5. Where parcels under a Williamson Act contract are divided and result in parcels of less than ten acres, a notice of non-renewal shall be filed for the contract on those parcels. This affects subdivision maps, parcel maps, and lot line adjustments.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY SEVENTEEN

Promote diversification and growth of the local economy.

IMPLEMENTATION MEASURES

1. Encourage the Stanislaus County Economic Development Corporation to promote Stanislaus County as a profitable location for industry.
Responsible Department: Board of Supervisors
2. The Board shall support the introduction of businesses in the County through consideration of suitable financial mechanisms such as Industrial Revenue Bonds.
Responsible Departments: Planning Department, Board of Supervisors

3. Continue to implement achievable components of the 1989 Economic Strategic Plan.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
4. Encourage the development of new industries and the retention of existing industries that help the community reduce, recycle, and/or reuse waste that would otherwise require disposal.
Responsible Departments: *Environmental Resources, Board of Supervisors*
5. Allow private recreational uses where they are not found to cause land use conflicts.
Responsible Departments: *Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors*
6. Emphasize the conservation and development of significant mineral resources as identified by the State Division of Mines and Geology in its report entitled Mineral Land Classification of Stanislaus County, California (Special Report, 173) by implementing the policies and implementation measures specified under Goal Nine of the Conservation/Open Space Element.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
7. Strengthen the agricultural sector of the economy by continuing to implement the strategies for agriculture-related economic development identified under Goal One of the Agricultural Element.
Responsible Departments: *U.C. Cooperative Extension, Agricultural Commissioner, Planning Department, Planning Commission, Department of Environmental Resources, Board of Supervisors*
8. Encourage tourism in Stanislaus County by participating in efforts to develop a tourism program, including marketing strategies and objectives.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY EIGHTEEN

Accommodate the siting of industries with unique requirements.

IMPLEMENTATION MEASURE

1. The criteria described in the **DESIGNATIONS** section of this element shall be applied in the siting of industries with unique requirements.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY NINETEEN

Nonconforming uses are an integral part of the County's economy and, as such, should be allowed to continue.

IMPLEMENTATION MEASURE

1. Maintain current Zoning Ordinance provisions (Chapter 21.80 of the County Code) which permit replacement or expansion of nonconforming uses.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY

Facilitate retention and expansion of existing businesses.

IMPLEMENTATION MEASURES

1. The County shall support the Stanislaus County Economic Development Corporation.
Responsible Departments: *Board of Supervisors, Planning Department*
2. The County shall investigate the use of federal and state funds to provide incentives for businesses to locate, expand or relocate in Stanislaus County.

Responsible Departments: *Planning Department, Board of Supervisors*

GOAL FOUR

Ensure that an effective level of public service is provided in unincorporated areas.

POLICY TWENTY-ONE

At least three net acres of developed neighborhood parks, or the maximum number of acres allowed by law, should be provided for every 1,000 residents, through land dedication and development, payment of in-lieu-of fees, or other methods acceptable to the Parks Department.

IMPLEMENTATION MEASURE

1. Continue to implement the strategies identified under Goal Four of the Conservation/Open Space Element.
Responsible Departments: Parks Department, Parks Commission, Planning Department, Planning Commission, Chief Executive Office, Board of Supervisors

POLICY TWENTY-TWO

Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc.

IMPLEMENTATION MEASURES

1. The County shall continue to implement its Public Facilities Fees Program, which is intended to help finance public facilities needed to maintain current levels of service.
Responsible Departments: *Chief Executive Office, Public Facilities Fees Committee, Building Inspections Division, Auditor-Controller, Board of Supervisors*
2. Only development requests for which sewer service capacity that meets the standards of Measure X and domestic water are available shall be approved.
Responsible Departments: *Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*
3. Benefit assessment districts, County Service Areas (CSA's), Mello-Roos Districts or other similar districts shall be formed as needed to pay for the cost of providing ongoing appropriate services.
Responsible Departments: *Sheriff, Fire Safety, Library, Public Works, Parks & Recreation, Treasurer-Tax Collector, Auditor-Controller, Environmental Resources, Social Services, Stanislaus Medical Center, Planning Department, Planning Commission, Chief Executive Office, Board of Supervisors*
4. The County shall continue to work with independent fire districts to implement fees to help finance public facilities to support their services.
Responsible Departments: *Fire Safety, Chief Executive Office, Board of Supervisors*

5. The current level of service of public agencies shall be determined and not allowed to deteriorate as a result of new development.
Responsible Departments: *Sheriff, Fire Safety, Public Works, Environmental Resources, Parks & Recreation, Library, Social Services, Stanislaus Medical Center, Planning Department, Planning Commission, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors*
6. Rezoning of property for development prior to: 1) annexation to a special district; or 2) inclusion of such property into a newly formed special district that will provide urban services (i.e. sanitary sewer district, domestic water district, or community service district) shall be approved only if the US zoning district is used as a combining district or comparable requirements are incorporated into a Community Plan District.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
7. Only development requests which have recognized and mitigated any significant impacts on solid waste reduction, recycling, disposal, reuse, collection, handling, and removal shall be approved.
Responsible Departments: *Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*
8. Only development requests which have recognized and reasonably mitigated significant impacts on school facilities shall be approved.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
9. The County will coordinate development with existing irrigation, water, utility and transportation systems by referring projects to appropriate agencies and organizations for review and comment.
Responsible Department: *Planning Department*

POLICY TWENTY-THREE

New development shall pay its fair share of the cost of cumulative impacts on circulation and transit systems.

IMPLEMENTATION MEASURES

1. Benefit assessment districts or other similar districts shall be formed as needed to pay for the cost of providing ongoing appropriate transportation services.
Responsible Departments: *Public Works, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors*
2. Traffic impacts shall be identified and impact mitigation fees shall be paid by the subdivider and/or developer.
Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*
3. The level of service (LOS) for all roadways and intersections shall be at least a "C" level, unless they are located within the sphere of influence of a city that has adopted a lower level of service.
Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*

4. Applicants for General Plan amendments shall coordinate with the Stanislaus Council of Governments (StanCOG) Congestion Management Program to mitigate traffic impacts.
Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

GOAL FIVE

Complement the general plans of cities within the County.

POLICY TWENTY-FOUR

Development, other than agricultural uses and churches, which requires discretionary approval and is within the sphere of influence of cities or in areas of specific designation created by agreement (e.g., Sperry Avenue and East Las Palmas Corridors), shall not be approved unless first approved by the city within whose sphere of influence it lies or by the city for which areas of specific designation were agreed. Development requests within the spheres of influence or areas of specific designation of any incorporated city shall not be approved unless the development is consistent with agreements with the cities which are in effect at the time of project consideration. Such development must meet the applicable development standards of the affected city as well as any public facilities fee collection agreement in effect at the time of project consideration. (Comment: This policy refers to those development standards that are transferable, such as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)

IMPLEMENTATION MEASURES

1. All discretionary development proposals within the sphere of influence or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal shall be approved and whether it meets their development standards. If development standards of the city and County conflict, the city's standards shall govern.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
2. The policies described in the section on **SPHERES OF INFLUENCE** for projects within a city's sphere of influence or areas of specific designation shall be followed.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
3. The County shall limit its approval of discretionary projects in spheres of influence to agricultural uses, churches and projects recommended for approval by the city unless such projects are exempt from this implementation measure as a result of individual city/county agreements (e.g., upper McHenry Avenue, Beard Tract areas).
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
4. Discretionary projects in areas zoned other than A-2 (General Agriculture) prior to the applicable agreement with the city within whose sphere of influence the project lies shall not be allowed to develop consistent with the current zone classification unless they first obtain approval for the project from the city.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
5. Non-discretionary projects in spheres of influence shall be allowed to develop with existing entitlements.
Responsible Departments: *Planning Department, Building Inspection Division, Public Works Department*

GOAL SIX

Provide for direct citizen participation in land-use decisions involving the expansion of residential uses into agricultural and open-space areas in order to encourage compact urban form and to preserve agricultural land.

POLICY TWENTY-FIVE

- A. Any decision by the Board of Supervisors of the County of Stanislaus to approve the redesignation or rezoning of land from an agricultural or open space use to a residential use shall require, and be contingent upon, approval by a majority vote of the County voters at a general or special local election. In the event the Board approves the redesignation or rezoning of such land for a residential use, such approval shall not take effect unless and until that decision is approved by an affirmative majority vote of the voters of the County voting on the proposal.
- B. The requirement set forth in paragraph (A) shall apply to all such decisions affecting land that is designated for agricultural or open space use on the Land Use Map of the County's General Plan as of the effective date of this policy, even if the affected land is, after the effective date, redesignated or rezoned to a use other than an agricultural or open space use. The intent of this paragraph is to ensure that a developer does not "launder" land by obtaining County approval for a non-residential use (e.g., an industrial or commercial use), and then subsequently obtain County approval for a residential use.
- C. The Board's decision to approve the redesignation or rezoning of land from an agricultural or open space use to a residential use constitutes the "approval" of a "project" for purposes of CEQA. For this reason, the County shall comply with CEQA prior to the Board's decision to approve the redesignation or rezoning, notwithstanding the requirement that the voters approve such redesignation or rezoning.
- D. Once the voters have approved a land use map designation or land use entitlement for a property, additional voter approval shall not be required for: (1) subsequent entitlement requests that are consistent with the overall approved development project or land-use designation and zoning; and (2) any requested modification to a land-use or zoning designation that does not decrease the number of permitted dwellings, as specified in the exhibits and plans approved by the voters.
- E. Exemptions. The requirement for voter approval set forth in this policy shall not apply to any of the following:
 - 1. After notice and hearing as required by state law and after compliance with CEQA, the Board of Supervisors may, without a vote of the electorate of the County, approve residential development on land designated for agricultural or open space uses if the Board finds, based on substantial evidence in the record, and HCD certifies in writing, that all of the following circumstances exist: (a) the approval is necessary and required to meet the County's legal fair share housing requirement; and (b) there is no other land in the County or the cities in the County already designated for urban use that can accommodate the County's legal fair share housing requirement. The Board shall not redesignate more than ten (10) acres per year for residential use under this paragraph.

2. Additional acreage may be designated for residential use if the Board finds, and HCD certifies in writing, that the additional acreage is necessary to meet the Board's legal fair share obligation based on maximum multi-family densities. Any proposal approved under this subsection shall be required to have all housing units permanently affordable to persons or families of moderate, low and very low income. The intent of this exemption is to provide sufficient land for housing to accommodate moderate, low and very low income housing, as may be necessary over time under State law.
3. Any development project that has obtained a vested right pursuant to state law prior to the effective date of this policy.
4. Any development project consisting entirely of farm worker housing.

F. Definitions.

The following definitions apply to this policy:

1. "Residential use" means any land-use designation, zoning district or other legislative entitlement authorizing, allowing, or consistent with residential development at a density greater than one (1) dwelling unit per ten (10) gross acres. Such density shall not include (a) caretaker housing or other residential uses incidental to the primary use, or (b) farm worker housing. "Residential use" includes the following land-use designations set forth in the General Plan (1994), all land-use designations that may be adopted by the County in the future that are comparable to such designations, and all zoning districts compatible with such designations: Estate Residential, Low-Density Residential, Medium-Density Residential, Medium High-Density Residential, Planned Development, and Specific Plan.
2. "Agricultural or open space use" means any land-use designation or zoning district authorizing, allowing, or consistent with residential development at a density of equal to or less than one (1) dwelling unit per ten (10) gross acres. "Agricultural or open space use" includes the following land-use designations set forth in the General Plan (1994), all land-use designations that may be adopted by the County in the future that are comparable to such designations, and all zoning districts compatible with such designations: Agriculture, Urban Transition, Mineral Resources.
3. "General Plan" means the Stanislaus County General Plan adopted in or about October 1994, as amended through the effective date.
4. "Effective date" means the effective date of the Citizen's Right to Vote on Expansion of Residential Areas initiative measure, as established by the California Elections Code.
5. "Board" or "Board of Supervisors" means the Stanislaus County Board of Supervisors.
6. "County" means Stanislaus County.
7. "CEQA" means the California Environmental Quality Act.
8. "HCD" means the California Department of Housing and Community Development.

- G. Duration; Amendment. Goal Six and Policy Twenty-five, shall remain in effect until December 31, 2036, and may be amended or repealed only by the voters of the County at an election held in accordance with State law.

SPHERES OF INFLUENCE

BACKGROUND

In 1973, Stanislaus County adopted a new General Plan concept called Urban Transition. This designation was placed on property outside the city limits but within the city's general plan boundary. One of the reasons for development of this designation was ongoing conflicts between the County and the cities. The County routinely approved development of land within a city's general plan boundary without regard to consistency with the city's plans. This caused a variety of problems for a city. First, although rare, development sometimes occurred which was not acceptable to the city, therefore, no attempt was made to annex the property resulting in islands of unincorporated area within a city. Second, if the County permitted urban development within the County, there was no incentive for the property owner to annex. This often prevented annexation. Third, even if the city wanted to annex the property and the property owner agreed, the development seldom met city standards with respect to street improvements, landscaping, signage, etc. At this point, there was no recourse for the city to upgrade the requirements.

With the adoption of the Urban Transition designation, development in most instances was required to annex before approval. Development which was allowed by ordinance without annexation was referred to the appropriate city for comment. The intent of the referral was to gain city input on whether or not a proposal was consistent with the city's plans and, if so, did the proposed development standards equal what the city would require if development were to occur in the city.

Originally, referrals were only made if the general plan designation was Urban Transition although the Urban Transition area is only a portion of the area within a city's general plan boundary. Gradually, referrals were made of all applications within a city's general plan boundary regardless of whether or not the property was designated Urban Transition.

In late 1984, the Local Agency Formation Commission (LAFCO) adopted spheres of influence for each city as required by state law. These spheres are "a plan for the probable ultimate physical boundaries and service area of a local agency." (Section 56425 of the California Government Code.) Since a sphere of influence is usually the general plan boundary of a city, the term more accurately describes the area in which referrals have been made.

POLICY

Whenever an application is to be considered which includes property within the sphere of influence of a city or special district (e.g., sewer, water, community services) or areas of specific designation created by agreement between County and City, the following procedures should be followed:

1. Development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what conditions are necessary to ensure that development will comply with city development standards. Requested conditions for such things as sewer service in an area where none is available shall not be imposed. Approval from a city does not preclude the County decision-making body from exercising discretion, and it may either approve or deny the project.

2. Agricultural uses and churches which require discretionary approval should be referred to that city for comment. The County Planning Commission and Board of Supervisors shall consider the responses of the cities in the permit process. If the County finds that a project is inconsistent with the city's general plan designation, it shall not be approved. Agricultural use and churches shall not be considered inconsistent if the only inconsistency is with a statement that a development within the urban transition area or sphere of influence shall be discouraged (or similar sweeping statement). The city shall be asked to respond to the following questions:
- (a) Is the proposed project inconsistent¹ with the land use designation on the city's general plan? If so, please include a copy of the map (or that portion which includes the subject property) and the text describing uses permitted for the general plan designation. All findings of inconsistency must include supporting documentation.
 - (b) If the project is approved, specifically what type of conditions would be necessary to ensure the development will comply with city development standards such as street improvements, setbacks and landscaping?

In the case of a proposed project within the sphere of influence of a sanitary sewer district, domestic water district or community services district, the proposal shall be forwarded to the district board for comment regarding the ability of the district to provide services. If the district serves an unincorporated town with a Municipal Advisory Council (MAC), the proposal shall also be referred to the MAC for comment.

¹The question is specifically phrased to ask if a proposed project is inconsistent with the General Plan designation. This is intended to (a) encourage a city to specifically designate all land within its Sphere of Influence if it wants to oppose development proposals within the Sphere, and (b) to assure that tangible proof is submitted if denial is requested. This will eliminate the County's dilemma of trying to prove something is consistent with an inadequate General Plan.

DESIGNATIONS

The following land use designations shall be used in the unincorporated area of the County. They are intended to further the Land Use Element goals and policies. If any of these designations fall within the sphere of influence of a sanitary sewer district, domestic water district, or community services district that provides services to an unincorporated town, it will be necessary to consult the **COMMUNITY PLANS** section to determine if any modification of the designation applies. For areas within such a sphere of influence, the community plans indicate the proposed future General Plan designations.

State of California requirements for the Land Use Element state the General Plan should designate general distribution and location of land for various kinds of uses. Most of these, such as housing, industry and agriculture, are identifiable by the obvious nature of their specific designations. There are, however, certain kinds of uses which are not so obvious. These uses are education, public buildings and grounds, and solid and liquid waste disposal facilities. In addition, the Land Use Element must identify areas that are subject to flooding. Information follows regarding specific land uses and areas which are subject to flooding.

ESTATE RESIDENTIAL

Intent. The intent of the Estate Residential designation is to satisfy the desires of people who wish to live on a relatively small parcel in a rural setting and are willing to accept less than the full range of urban services. It should be applied only to land which is beyond the projected ultimate (or 20-year) service area of a city or special district which provides urban services and which is outside the adopted sphere of influence for a community.

Zoning. The R-A (Rural Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity normally is zero to one dwelling unit per three acres. Building intensity may increase to two dwellings per three acres for properties with temporary mobile homes as allowed by zoning regulations. Population density averages approximately one to two persons per acre.

Appropriate Locations. The Estate Residential designation is appropriate in areas beyond the sphere of influence of a city (or special district which provides urban services) which is a less productive agricultural area but capable of supporting rural residential development. Among the factors to be considered in making this determination are: (1) existing and potential agricultural suitability (availability of irrigation facilities, crop history and potential); (2) surrounding land use (impacts caused by possible intrusion of rural residential uses and non-agricultural uses); (3) septic tank suitability (Environmental Resources standards for minimum area requirements and potential impacts of a concentration of septic tanks); (4) surrounding parcel size (conformity to adjacent parcel sizes); (5) soil type (soil grade and Storie rating); (6) public road access (length of necessary accesses, condition of existing public roads and future plans for both public roads and private access roads as determined by the Department of Public Works); (7) aesthetic characteristics (removal of natural vegetation, impairment of scenic view, introduction of uses or structures not in the same character as the surrounding area); and (8) anticipated environmental impact (removal of habitat of rare or endangered plant or animal, removal of riparian areas and impacts on natural resources).

LOW-DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations and adequate areas for single-family detached homes, in either conventional or clustered configurations. Single-family detached dwellings are the predominant housing type in areas so designated, and would remain so under this designation. Semi-detached dwellings and manufactured housing would be consistent with this designation.

Zoning. R-A (Rural Residential), R-1 (Single-Family Residential), SCP-R-1-ST (Salida Community Plan, Single-Family Residential – Special Treatment Zone) and SCP-R-1 (Salida Community Plan, Single-Family Residential) zones are appropriate within this designation. PD (Planned Development) zoning may also be appropriate, provided the development does not exceed the established building intensity of this designation. The use of the US (Urban Service) combining district in conjunction with any of the above zones would be appropriate for areas adjacent to unincorporated towns so that annexation to and service from the adjoining sanitary sewer district or community services district is required prior to development. Residential building intensity when served by a community services district or sanitary sewer district and public water district is zero to eight units per net acre. Building intensity for areas not served by public water and sewer service is zero to two units per net acre. Population density ranges from zero to 25 persons per net acre in areas served by public water and sewer and zero to six persons per net acre in other areas. Small second units, as permitted by State Law, may increase both the building intensity and the population density to a limited degree within this designation.

Appropriate Locations. The Low-Density Residential designation is appropriate in established residential areas characterized by single-family dwellings. It would also be appropriate in areas: (a) designated by the Board of Supervisors for ranchettes of ½ to one acre in size if the area is a less productive agricultural area but capable of supporting rural residential development based on the eight factors to be considered in locating "Estate Residential" land; or (b) adjacent to unincorporated towns which can serve the development after annexation to and service by a sanitary district or community services district.

MEDIUM-DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations for single- and multi-family units, primarily in semi-detached or clustered arrangements. Typical housing types would be single-family detached manufactured houses, duplexes, triplexes and low-mass multi-family units (townhouses and garden apartments). All lands within this designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services except where such designation existed at the time of adoption of this plan.

Zoning. The R-2 (Medium-Density Residential) and SCP-R-2 (Salida Community Plan, Medium Density Residential) zones are appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 14 units per net acre. Population density ranges from zero to 45 persons per net acre.

Appropriate Locations. The Medium-Density Residential designation would be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium-density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

MEDIUM HIGH-DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations for housing types including duplexes, triplexes, fourplexes, and apartment buildings. This designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services.

Zoning. The R-3 (Multiple-Family Residential) and SCP-R-3 (Salida Community Plan, Multiple Family Residential) zones are appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 25 units per net acre. Population density ranges from zero to 85 persons per net acre.

Appropriate Locations. The Medium High-Density Residential designation is appropriate in established residential areas characterized by duplexes, triplexes, fourplexes, and apartment buildings. It would also be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium high-density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

COMMERCIAL

Intent. The intent of this designation is to indicate areas best suited for various forms of light or heavy commercial uses, including, but not limited to, retail, service and wholesaling operations. The County has one designation to correspond to the various commercial zoning districts. This designation is intended for lands which demonstrate a valid supportive relationship to other existing or projected urban development.

Zoning. C-1 (Neighborhood Commercial), C-2 (General Commercial), H-1 (Highway Frontage Commercial), SCP-C-1 (Salida Community Plan, Neighborhood Commercial) and SCP-C-2 (Salida Community Plan, General Commercial) zones shall be considered consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The building intensity shall be determined by Zoning Ordinance development standards for setback, landscaping, height, parking and other requirements except that residential building intensity shall not exceed 25 units per net acre. In no case shall buildings exceed 75 feet in height, nor shall they cover so much of the lot that insufficient area remains for parking, landscaping, etc. In commercial zones which allow dwelling units, population density can range from zero to 85 persons per net acre.

Appropriate Locations. The Commercial designation is appropriate in areas already committed to commercial use. In unincorporated towns this designation is appropriate for Central Business Districts and other areas within the sanitary sewer or community services district in sufficient amount to serve the needs of the community. Areas adjacent to community services district may also be appropriate if the US (Urban Service) combining zone is utilized.

INDUSTRIAL

Intent. The intent of this designation is to indicate areas for various forms of light or heavy industrial uses, including, but not limited to, manufacturing and warehousing. Generally, the Industrial designation shall be used in areas where public sewer and water are available or where the restrictions of the Planned Industrial designation are inappropriate. The Planned Industrial designation shall be used instead of the Industrial designation unless (a) the property to be designated is intended for a single-use applicant not permitted in the Planned Industrial designation and the applicant needs a very large site (see discussion under **Designating New Industrial Areas**) or (b) the property is adjacent to an existing industrial area which is reaching capacity and whose services can be extended to serve the expansion.

Zoning. The LM (Limited Industrial), M (Industrial) and PI (Planned Industrial) zones shall be consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity is governed by the fact that the Zoning Ordinance prohibits more than 75% coverage of the property by buildings. Buildings for human occupancy shall not exceed 75 feet in height. Population density is almost nonexistent as only one residential unit per parcel is allowed and then only if it is secondary to the industrial use of the property.

Existing Locations. Nearly all existing industrial areas are within or adjacent to the sphere of influence of a city or special district which serves an unincorporated town. Only one industrial area (on the northwest corner of Claribel and the Oakdale/Waterford Highway) is removed from an established urban area. Although new areas to be designated Industrial should be chosen based on the criteria discussed in the following section (**Designating New Industrial Areas**), the following areas already are established and shall remain as being appropriate:

The cities/towns of Crows Landing, Denair, Riverbank, Turlock and Westley have industrial areas along railroads which parallel their boundaries. Keyes, Modesto, and Turlock have industrial areas along Highway 99. Oakdale has industrial land around the Hershey plant south of town and near Riverbank is the Norris Industries Plant. Newman has one parcel on the south side of Inyo, east of the city limits designated Industrial, and the southeast corner of Kiernan Avenue and Sisk Road in Salida is also designated Industrial. There are several industrial areas in the Modesto area including (a) the Beard Tract on the south side of Yosemite Boulevard; (b) south 7th Street between Hatch Road and the Tuolumne River; (c) the east side of Crows Landing Road on both sides of Whitmore Avenue; and (d) a portion of the North Modesto Industrial Park on the south side of Kiernan Avenue, west of McHenry.

Designating New Industrial Areas. The amount of land designated as Industrial in the County has changed very little in the past 10 years, decreasing slightly through annexation to cities. Although a great deal of land is still available for industrial development, more than 70% is located in the Beard Tract.

The criteria listed below shall be used in evaluating potential areas, both for general Industrial designation and for designating sites for industries that need very large sites. There are few industries with the need for extremely large parcels, but they do exist. It is not practical to designate a large industrial area because a large amount of land might lay idle for an extended period of time. If an industry requiring a large site approaches the County or if more industrial sites are needed, the following criteria shall be used in determining whether or not a site is suitable for being designated Industrial:

- a. **Access.** The proposed site should have adequate access to handle the type and quantity of traffic associated with industrial uses without impacting existing facilities. This shall usually mean that the area will be located on a major road at a minimum, with location on a state highway preferred.
- b. **Sewage disposal.** Public sanitary sewer service should be available and a written commitment for service received. (Lands suitable for industrial development but without public sanitary sewer service should more appropriately be designated Planned Industrial.)
- c. **Water.** An adequate supply of potable water should be available for industrial usage including water needed for fire suppression. Generally this will require a public water supply in order to meet fire flow standards.
- d. **Infrastructure.** Other utilities (such as natural gas, electricity) shall be reasonably available to the site as might be required by the proposed uses.
- e. **Topography.** The site is physically suitable for industrial development.
- f. **Williamson Act and other constraints to development.** The site should be free from constraints such as valid Williamson Act Contracts that would inhibit rezoning and development of the area.
- g. **Conflicts.** The proposed site development shall not cause land use conflicts with surrounding properties. From this viewpoint, expansion of existing areas is more desirable than designating totally new areas.
- h. **City general plan land use designation.** Any new areas proposed for industrial designation shall not be inconsistent with the General Plan of any city in whose sphere of influence they lie.
- i. **Countywide Integrated Waste Management Plan.** Any new areas proposed for industrial designation shall be consistent with the Countywide Integrated Waste Management Plan.

PLANNED INDUSTRIAL

Intent. The intent of this designation is to provide locations for light industrial development. Such locations may be so designated on the initiative of the County or may be requested by a property owner or group of property owners. The Planned Industrial designation shall be preferred to the Industrial designation as it allows more control of development to ensure that impacts on adjoining properties are reduced. It shall be used largely in areas without public sewer and/or water service but shall only be used if it is practical, both physically and financially, to provide sewage disposal and water service as needed by the proposed development.

Zoning. Building intensity will be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development. However, no buildings shall cumulatively occupy more than 70% of the area of any parcel. Population density is almost nonexistent as only one residential unit per parcel is allowed if it is secondary to the industrial use of the property. The A-2 (General Agriculture), PI (Planned Industrial), LI (Light Industrial), IBP (Industrial Business Park), SCP-PI (Salida Community Plan, Planned Industrial) and all industrial or business park related PD (Planned Development) zones shall be consistent with this designation.

Annexation. Areas designated Planned Industrial on the General Plan and rezoned for development which are located within the adopted sphere of influence of a city shall include the requirement that an agreement be signed in a form satisfactory to the city attorney of the affected city and Stanislaus County Counsel guaranteeing that the property on which the planned industrial designation is applicable will be annexed to the affected city upon demand by the city and with the approval of the Stanislaus County Board of Supervisors.

Appropriate Locations. Appropriate locations for the Planned Industrial designation shall be based on the same criteria as used for designating new industrial areas. The Planned Industrial designation shall be more appropriate than Industrial in locations with limited or no sanitary sewer capacity or in other locations where restricting the permitted uses is desirable.

INDUSTRIAL TRANSITION

Intent. This designation is intended for lands within spheres of influence which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of a contiguous industrial area. Land falling within this designation may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. Rezoning for industrial usage should not be approved for less than an entire block or an area adjacent to an existing industrial zone and must be based on evidence of industrial development capability and a program for adequate relocation of any persons to be ultimately displaced.

Zoning. Property within this designation shall retain its present zoning until such time as conversion to Industrial is desirable. At such time as a General Plan amendment to Industrial is processed, property will then be rezoned to be consistent with the Industrial General Plan designation. Population density and building intensity within the Industrial Transition areas shall correspond to that of the General Plan designation which most closely matches the zoning of the property in question.

Appropriate Locations. The Industrial Transition designation is appropriate in areas within the sphere of influence of a city or town which lie in the path of an expanding industrial area.

BUSINESS PARK

Intent. The intent of this designation is to accommodate development of modern, employment-intensive uses within the Salida Community Plan. Principal development and employment-generating uses allowed within this designation are characterized by research, product development, professional office, commercial, and business services. A full range of other uses may be permitted within the Business Park designation in conformance with the trends of successful contemporary business parks in northern California.

Zoning. The SCP-IBP (Salida Community Plan, Industrial Business Park) and PD (Planned Development) zones shall be consistent with this designation.

Appropriate Locations. Appropriate location for the Business Park designation is within the Salida Community Plan Amendment Area.

AGRICULTURE

Intent. The major portion of Stanislaus County is productive and potentially productive agricultural land. These lands are of economic importance not only to Stanislaus County, but to the state and nation as well, as evidenced by the fact that Stanislaus County ranks very high nationally in production of agricultural commodities.

This designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. It is intended for areas of land which are presently or potentially desirable for agricultural usage. These are typically areas which possess characteristics with respect to location, topography, parcel size, soil classification, water availability and adjacent usage which, in proper combination, provide a favorable agricultural environment. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use. The Agriculture designation is also consistent with areas the overall General Plan has identified as suitable for open space or recreational use and for ranchettes.

Zoning. This designation is consistent with an A-2 (General Agriculture) zoning district. PD (Planned Development) zoning may also be appropriate, provided the development does not exceed the established building intensity of this designation. Residential building intensity normally ranges from zero to two dwellings per 40 acres in the A-2-40 zone and up to one dwelling per three acres in A-2-3. Building intensity may increase to two dwellings per three acres for properties with temporary mobile homes as allowed by zoning regulations. Appropriate intensities would correspond for any land zoned A-2-5, A-2-10, A-2-20, A-2-160 or any other agricultural zoning designation. Building intensity for agricultural buildings is virtually unlimited, provided setbacks as listed in the A-2 zoning district are maintained. Based on a 1980 countywide census figure of 2.77 persons per unit, population density is low, less than one person per acre even in the A-2-3 zone, and much lower than that in A-2-10 or A-2-40 zones. A "Planned Development" (PD) zone may also be consistent with this designation when it is used for agriculturally-related uses or for uses of a demonstrably unique character, which due to specific agricultural needs or to their transportation needs or to needs that can only be satisfied in the agriculture designation, may be properly located within areas designated as "agricultural" on the General Plan. Such uses can include, facilities for packing fresh fruit, facilities for the processing of agricultural commodities utilized in the County's agriculture community, etc

Appropriate Locations. The Agriculture designation is appropriate in areas where the agricultural land is productive or potentially productive. It is also appropriate in areas identified as suitable for open space, recreation uses or ranchette uses such as the Valley Home, Orange Blossom, South Ceres, South Turlock, and Oakdale/Riverbank areas.

URBAN TRANSITION

Intent. The purpose of the Urban Transition designation is to ensure that land remains in agricultural usage until urban development consistent with a city's (or unincorporated community's) general plan designation is approved. Generally, urban development will only occur upon annexation to a city, but such development may be appropriate prior to annexation provided the development is not inconsistent with the land use designation of the General Plan of the affected city. If this is to occur, a change in the General Plan designation consistent with the adopted goals and policies to some other land use designation shall be required.

Zoning. Until Urban Transition lands within a sphere of influence are annexed, they should be zoned General Agriculture (A-2). PD (Planned Development) zoning may also be appropriate, provided the development does not exceed the established building intensity for this designation. Building intensity and population density will be the same as under the Agriculture designation.

Appropriate Locations. The Urban Transition designation is appropriate for undeveloped land located within the LAFCO-established sphere of influence of a city or town.

PLANNED DEVELOPMENT

Intent. The Planned Development designation is intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

Zoning. Land within a Planned Development designation should be zoned A-2 (General Agriculture) until development occurs through Planned Development zoning. A PD (Planned Development) zone (which, with the A-2 zone, are the only zoning districts consistent with this designation) is applied through application and submission of specific development plans. Building intensity and population density would be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development.

Appropriate Locations. The Zoning Ordinance indicates that all applications for planned development should be consistent with the General Plan. The following are considered to be valid uses of the planned development designation consistent with the intent of this element:

- a. Application for uses of unique character (not otherwise allowed as proposed in other zoning districts) for which findings can be made as to the appropriateness of the location and the absence of detrimental effect to the surrounding area.
- b. Applications falling within an area designated by this element as a Planned Development area, subject to those resolutions within the appendix of this element that define special policy for planned development uses in the following areas:
 - (1) Upper McHenry Avenue, Resolution No. 87-01 (See Appendix 1-1).
 - (2) East F Street, Highway 108/120, Oakdale, Resolution No. 87-02 (See Appendix 1-2).
 - (3) Freeway Interchange and Frontage Roads adjacent to major highways and freeways, Resolution No. 87-03 (See Appendix 1-3).

HIGHWAY COMMERCIAL PLANNED DEVELOPMENT

Intent. This designation is intended for land located at freeway interchanges where it is necessary to provide services to highway travelers.

Zoning. Land within this designation shall be zoned for General Agriculture (A-2) until rezoned to Planned Development (PD). Population density and building intensity will be determined on a case-by-case basis.

Uses within this designation shall be limited to the following as principle uses:

- Truck Stops
- Restaurants
- Motels
- Service Stations
- Overnight R.V. Camping
- Fruit Stands

The following uses may be permitted, but only when accessory to the uses listed above:

- Towing Service
- Minor Emergency Automobile Repair
- Convenience Market
- Wine Tasting

Appropriate Locations. The Highway Commercial Planned Development designation is appropriate only for parcels adjacent to a freeway interchange. No property shall be designated Highway Commercial Planned Development and rezoned PD unless findings are made that the change will not be detrimental to the agricultural productivity of the surrounding property and that the subject property is not considered to be one of the County's Most Productive Agricultural Areas.

HISTORICAL

Intent. The Historical designation is intended to preserve areas of local, regional, state or national historical significance. Historical areas should be protected by zoning controls emphasizing the need for new development (or rehabilitation) to be compatible with the historic nature of the area. When a community plan has been adopted for a designated historic area, guidelines for development shall be followed as established within that plan. Development standards which are applicable elsewhere should be waived if such waiver is consistent with the intent of the Historical designation and does not endanger the public health, safety or welfare.

Zoning. This designation shall be considered to be consistent with the County H-S (Historical Site) zoning district. Due to the unique nature of this kind of designation, population density and building intensity for any new projects must be reviewed on an individual basis. For residential uses, however, building intensity should normally be from one to seven units per net acre with a population density of two to 25 persons per net acre. For other uses, building intensity should be consistent with existing development in the area.

Appropriate Locations. The Historical designation is intended for areas which are of local, regional, state or national historical significance.

MINERAL RESOURCES

Background. In December 1993, after more than a decade and a half of requests from the County, the State of California completed its classification of mineral resources in Stanislaus County. This classification was done as part of what will eventually be a statewide series of classifications required by the Surface Mining and Reclamation Act of 1975 (SMARA). The classification is a very detailed inventory of known and/or presumed locations of a wide variety of mineral resources throughout Stanislaus County.

The SMARA classification process is designed to implement the basic intent of the State Legislature to create and maintain an effective surface mining and reclamation policy with regulation of surface mining operations to ensure that:

1. Adverse environmental effects are prevented or minimized and mined lands are reclaimed to a usable condition that is readily adaptable for alternative land use.
2. The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.
3. Residual hazards to public health and safety are eliminated. (Public Resources Code, Sec. 2712)

SMARA mandates that, upon completion of the State's inventory, the County as Lead Agency must amend its General Plan to recognize the mineral information classified by the State, assist in the management of land uses that affect areas of statewide and regional significance, and emphasize the conservation and development of identified mineral deposits.

The State's findings are published by the State Division of Mines and Geology in a report entitled Mineral Land Classification of Stanislaus County, California (Special Report 173). The classification maps and mineral information contained in that report are incorporated in this General Plan by reference, together with Public Resources Code Section 2710 et seq. (SMARA) and state policy.

As indicated in the State's inventory, key minerals commercially excavated in Stanislaus County are construction aggregates, primarily sand and gravel. Significant aggregate areas are shown on the General Plan maps entitled "Aggregate Resource Areas," which are based on more detailed maps provided by the State Division of Mines and Geology. To a large extent, aggregate areas are located in flood plains of rivers and streams, particularly the Tuolumne and Stanislaus Rivers and Orestimba Creek.

These significant aggregate resource areas are protected by the Mineral Resources plan designation, coupled with policies and implementation measures under Goal Nine in the Conservation/Open Space Element that emphasize their conservation and development. County zoning regulations (Chapter 21.88) also regulate surface mining permits and reclamation plans in a manner consistent with the intent and requirements of SMARA.

Intent. The Mineral Resources designation is an overlay designation intended to protect mineral deposits that have been identified by the state as being of regional or statewide significance. Development of land designated Mineral Resources will be restricted to those kinds of development that will not interfere with the ultimate excavation of the minerals identified by the State as being in the area.

Zoning. Land with this overlay designation shall be zoned for General Agriculture (A-2) or a Planned Development (PD) that is consistent with the underlying designation (Agriculture) and will not interfere with the ultimate excavation of the minerals from the area. Building intensities and population densities shall be consistent with those specified for the Agriculture designation. Surface mining permits and reclamation plans shall meet the requirements established in Chapter 21.88 of the Zoning Ordinance.

Appropriate Locations. The Mineral Resources designation shall be located where the State Division of Mines and Geology has designated land as having a mineral deposit of statewide or regional significance. It also may be located in those areas identified as containing significant deposits but which have not been formally designated by the state.

SPECIFIC PLAN

Intent. A specific plan is a detailed plan for a specific area of the County. It is guided by and must conform to the General Plan, but its scale permits a relatively detailed level of examination and planning not normally possible in the General Plan.

A specific plan is appropriate where major new development or redevelopment is envisioned as spelled out in the Stanislaus County Specific Plan Guidelines. This designation may serve as either an overlay to other General Plan designations, or in the case of more complex and/or larger projects, it may stand as a separate designation.

Zoning. Land designated Specific Plan shall be zoned S-P (Specific Plan) for development under an approved specific plan, or the S-P zone may be an overlay zone used in conjunction with other zoning designations. Population density and building intensity standards for different portions of the S-P zone shall be determined by the specific plan approved by the County, as determined on an individual case basis, except where it is used as an overlay, in which case density and intensity shall not exceed that allowed in the underlying designations.

Appropriate Locations. The Specific Plan designation is to be used for areas where it is anticipated that a specific plan will be adopted immediately following the General Plan redesignation. The Specific Plan designation is appropriate for areas which exhibit the following characteristics:

1. Rapidly urbanizing areas with significant new demand for public facilities and services; such a site should be at least 100 acres.
2. Unique physical conditions (including unusual natural resources to be conserved).
3. Complex mixture of uses proposed.
4. Multiple ownership in complex developing area.
5. Need to revitalize a marginal or deteriorated area.
6. Large industrial and/or commercial complexes.
7. Very large single-ownership land developments where a significant new community is to be developed in a presently non-urban area.
8. Special study areas.

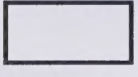
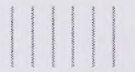
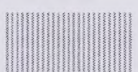
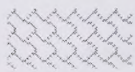
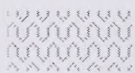
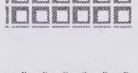
The Director of Planning and Community Development shall determine when a given project will require that a specific plan be prepared.

**LAND USE ELEMENT
DIAGRAMS**

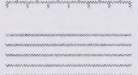
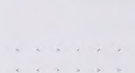
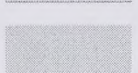
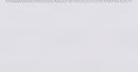
STANISLAUS COUNTY

LEGEND

LAND USE

	Planned Development		Agriculture
	Planned Industrial		Commercial
	Specific Plan		Highway Commercial / Planned Development
	Urban Transition		Historical

RESIDENTIAL

	Estate ONE D.U. / 3 ACRES		Industrial
	Low-Density 0-2 D.U./NET ACRE OR 0-7 D.U./NET ACRE		Industrial Transition
	Medium-Density 0-14 D.U./NET ACRE		City
	Medium High-Density 0-25 D.U./NET ACRE		

- ★ Airport
- ▲ Park
- Solid/Liquid Waste Disposal Site
- School

- Roads
- RailRoads
- Rivers
- Canals

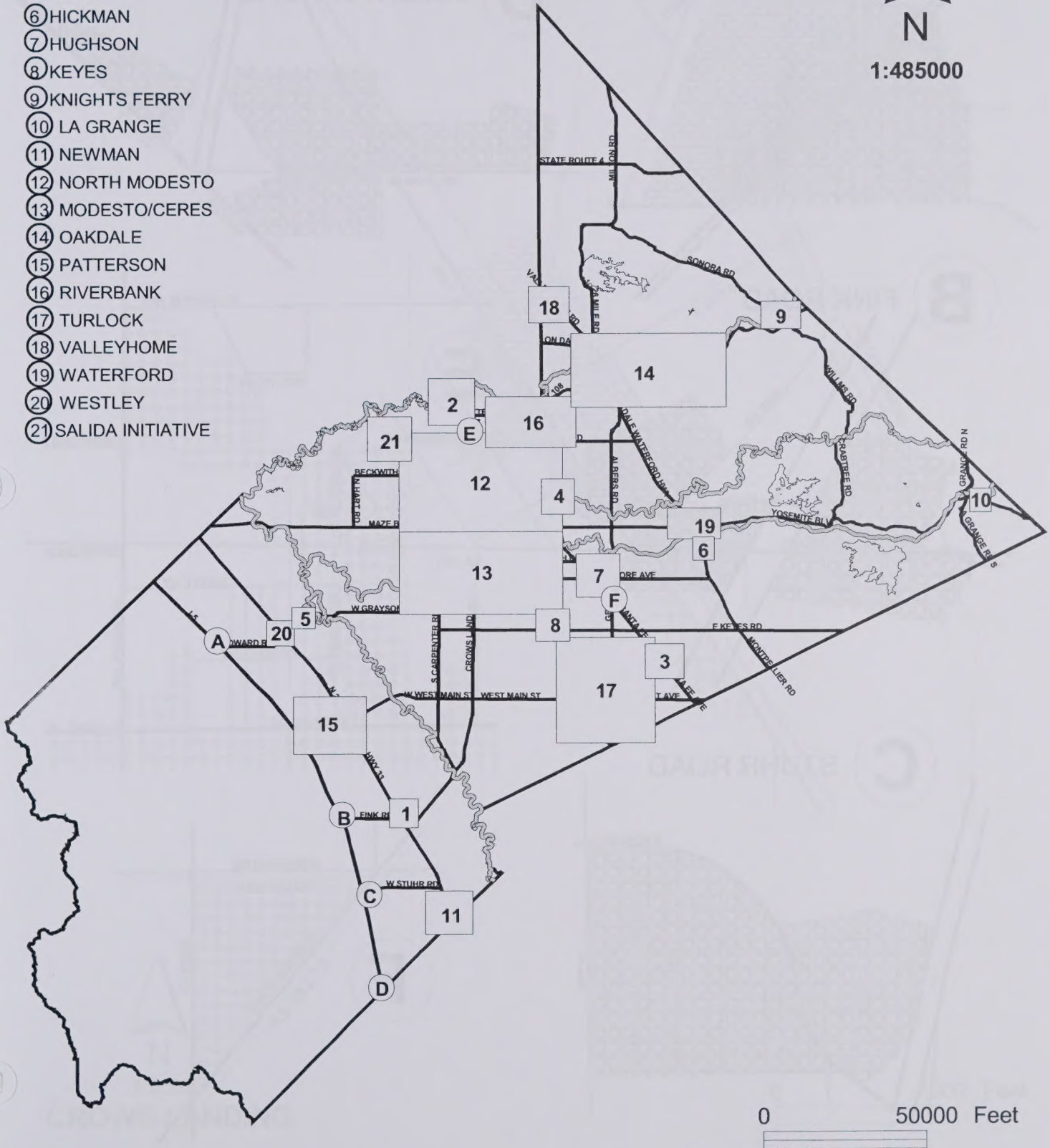
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- ② DEL RIO
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- ⑤ GRAYSON
- ⑥ HICKMAN
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- ⑨ KNIGHTS FERRY
- ⑩ LA GRANGE
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- ⑬ MODESTO/CERES
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- ⑯ RIVERBANK
- ⑰ TURLOCK
- ⑱ VALLEYHOME
- ⑲ WATERFORD
- ⑳ WESTLEY
- ㉑ SALIDA INITIATIVE



1:485000



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A

HOWARD ROAD

SCALES: VARIOUS

D

SULLIVAN ROAD

B

FINK ROAD

E

C

STUHR ROAD

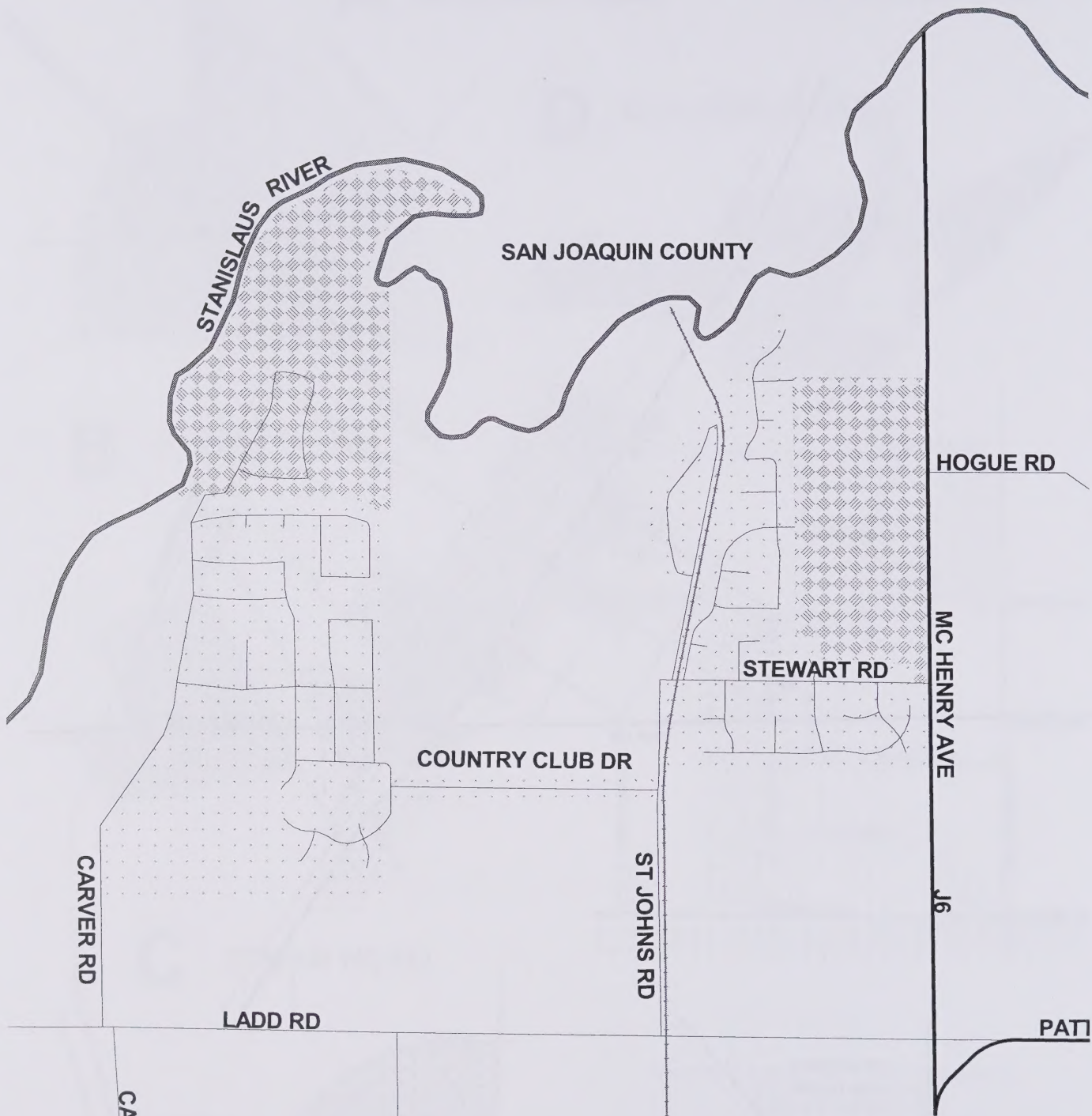
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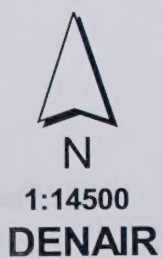
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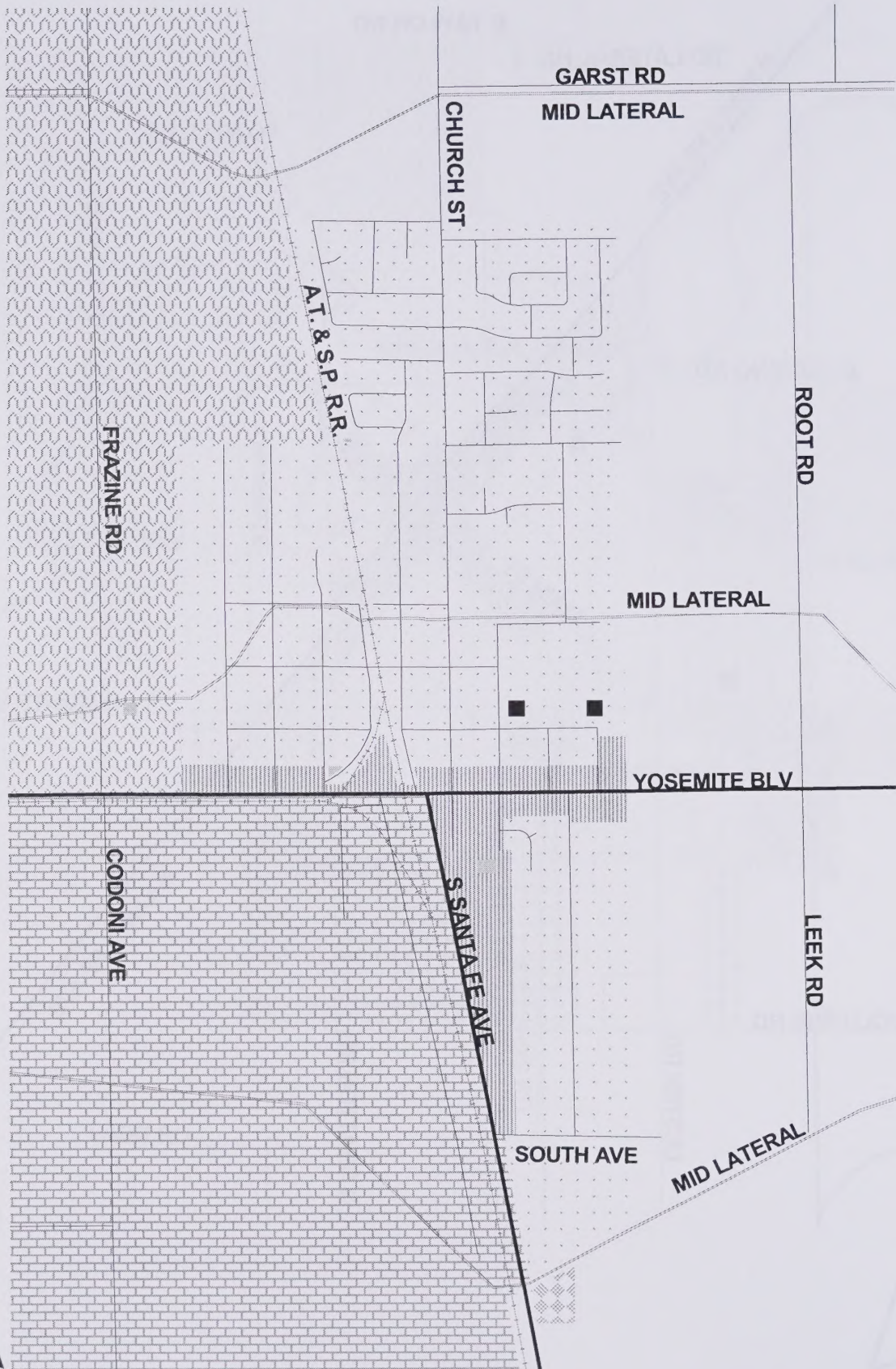


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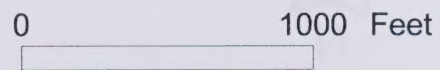
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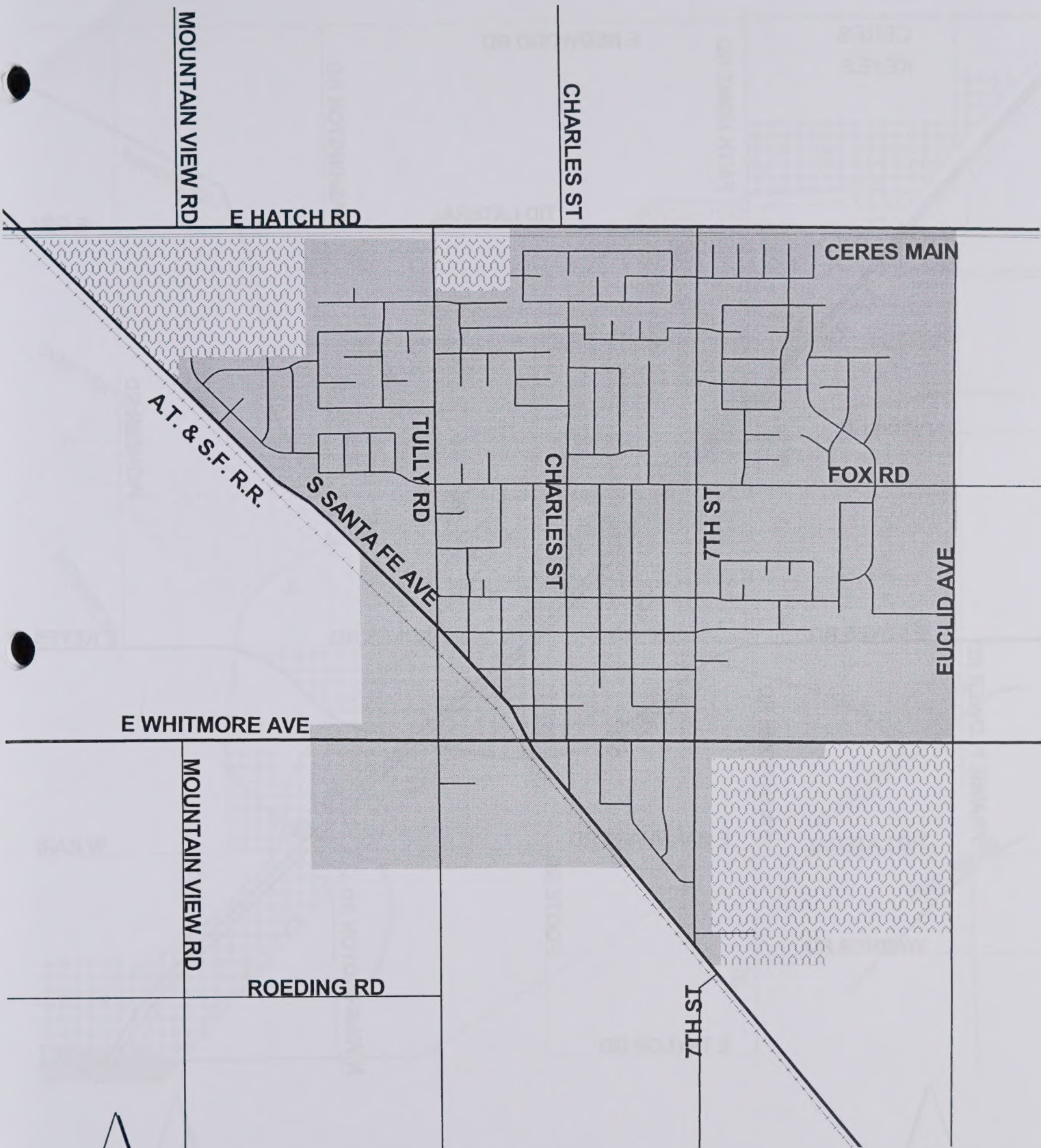
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GRAYSON

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HUGHSON

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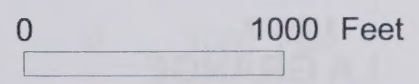
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LA GRANGE

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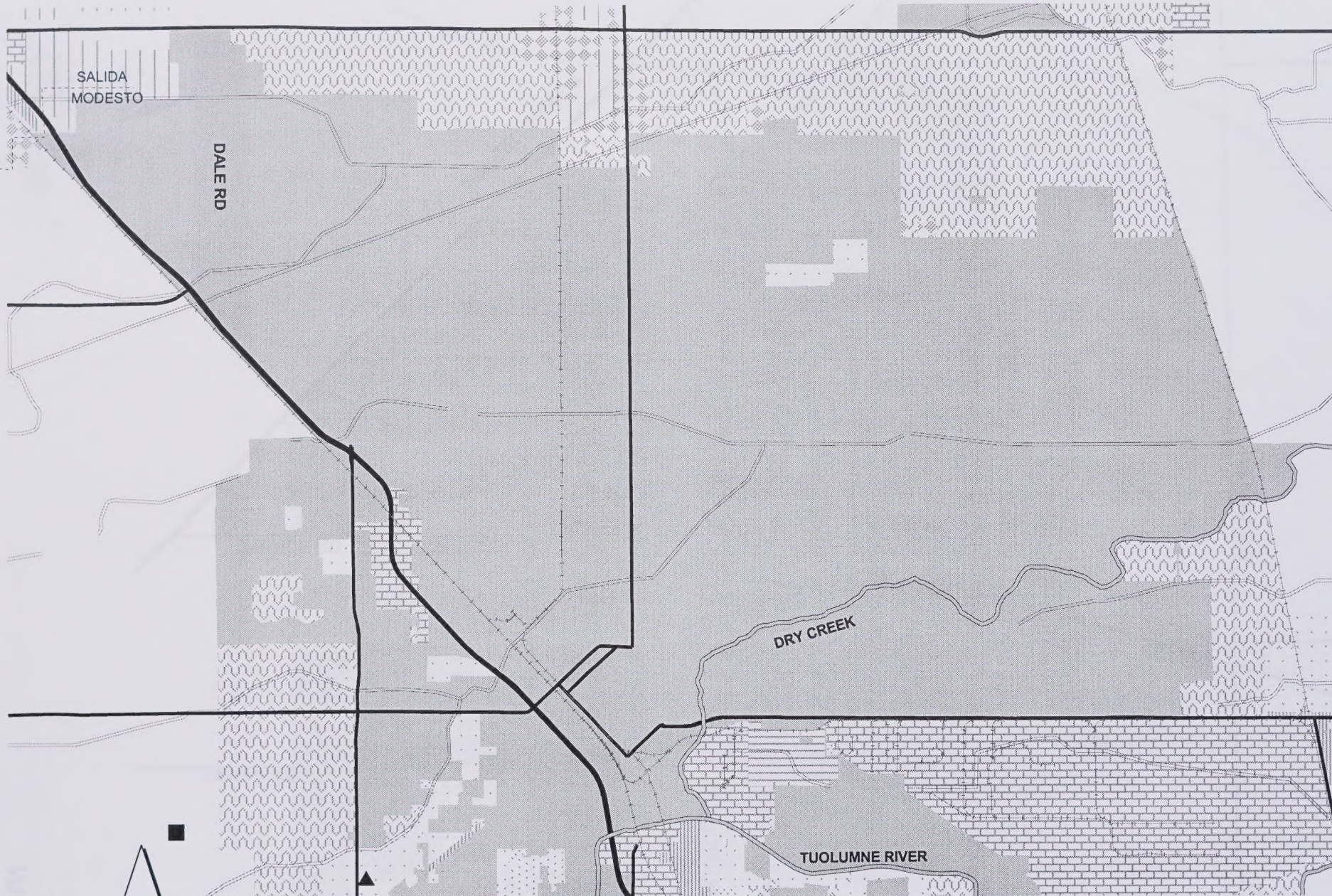
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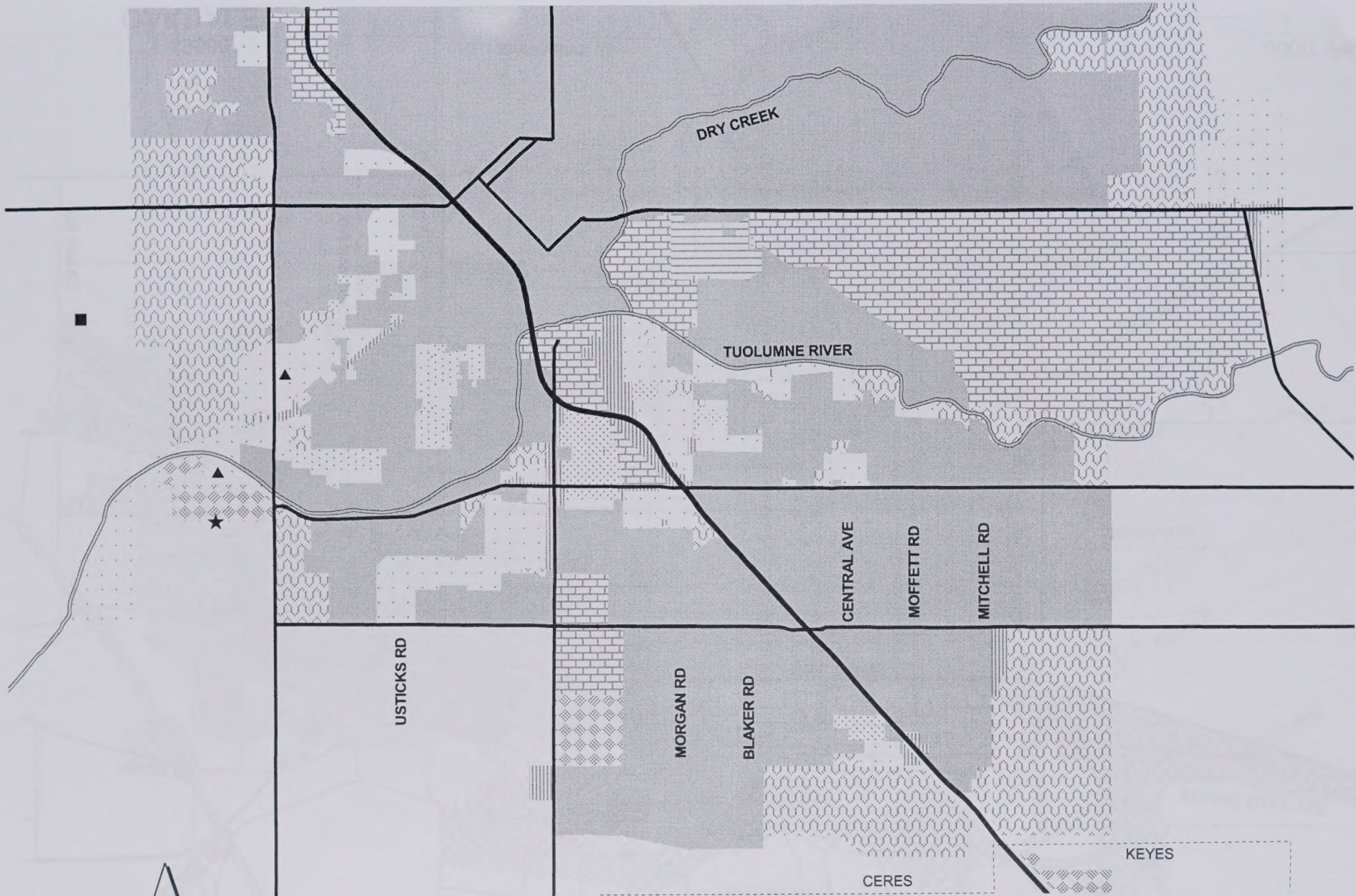
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NEWMAN

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MODESTO

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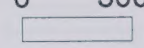
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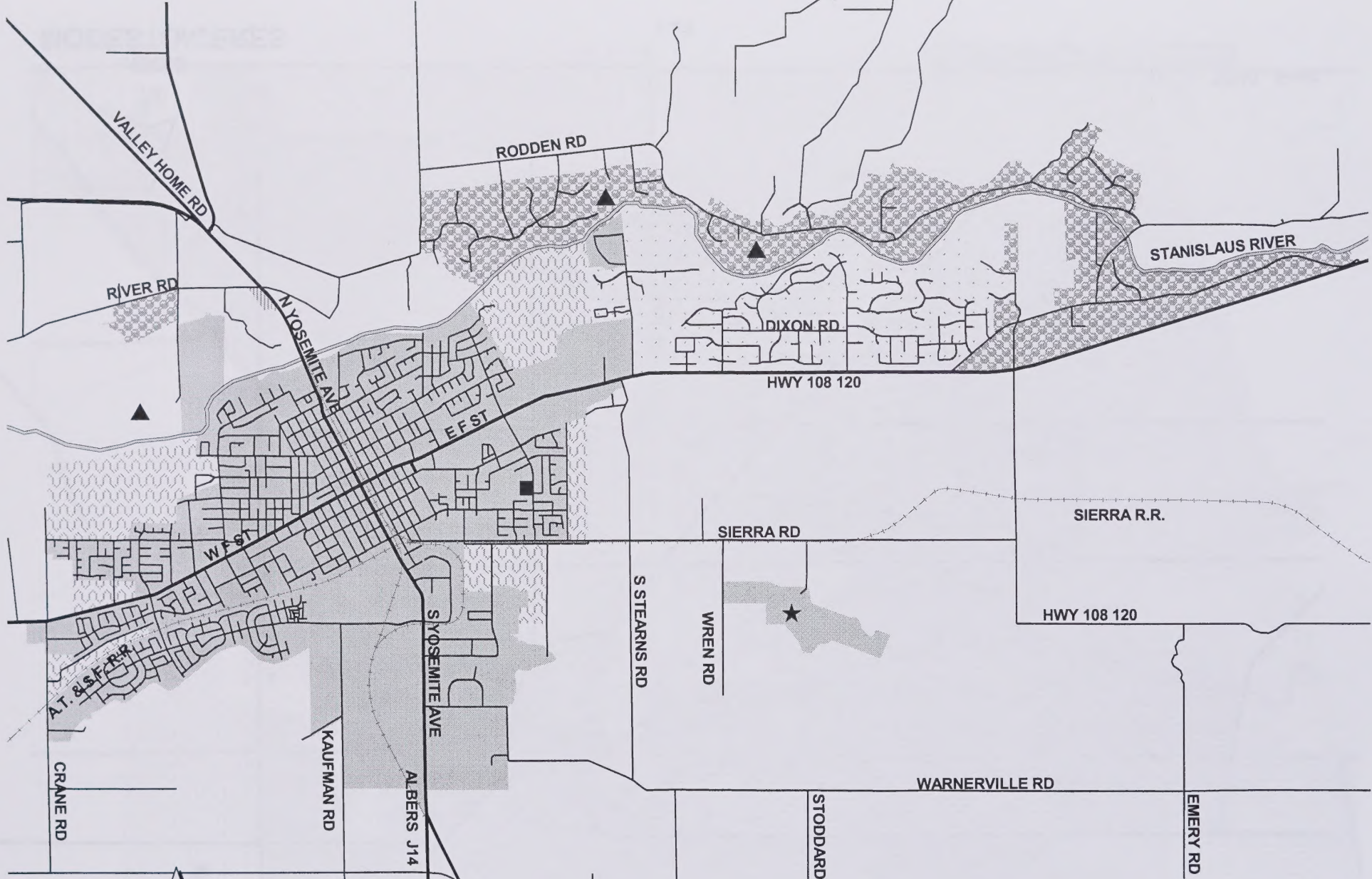
MODESTO/CERES

KEYES

CERES

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1:49500
OAKDALE

0 5000 Feet



1:29000
PATTERSON

SAN JOAQUIN COUNTY

STANISLAUS RIVER

STATE HWY 108

CENTRAL AVE

PATTERSON RD

CALIFORNIA AVE

KENTUCKY AVE

CLAUS RD

RIVERBANK LATERAL

HETCH HETCHY AQUADUCT

ELEANOR AVE

MINNIEAR AVE

DAVIS AVE

LITT RD

ROSELLE AVE

A.T. & S.F. R.R.

MORRILL RD

OAKDALE RD

CRAWFORD RD

MID LATERAL 6

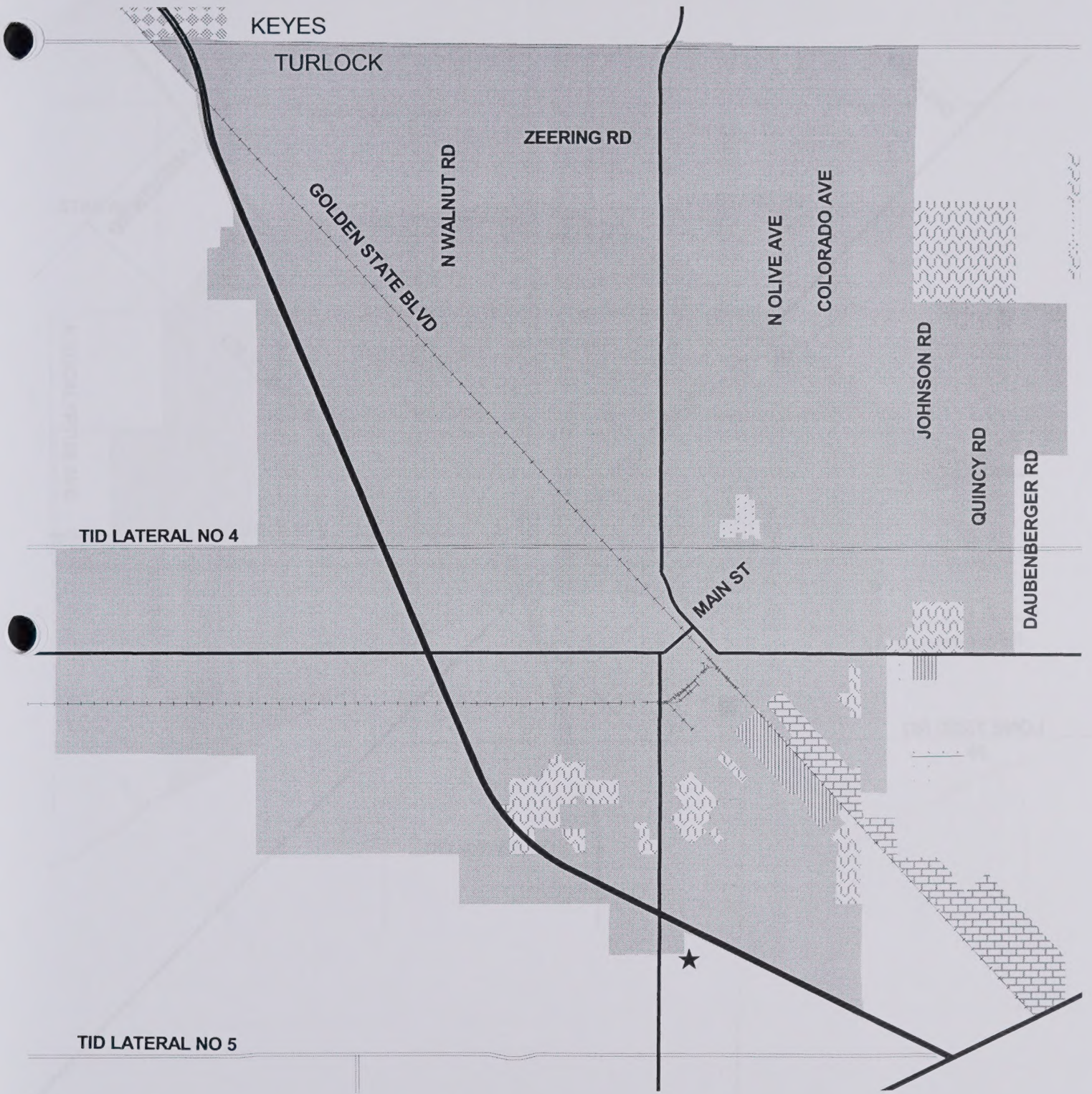
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RIVERBANK

SEE MODESTO FOR SOUTH OF CLARIBEL DETAIL

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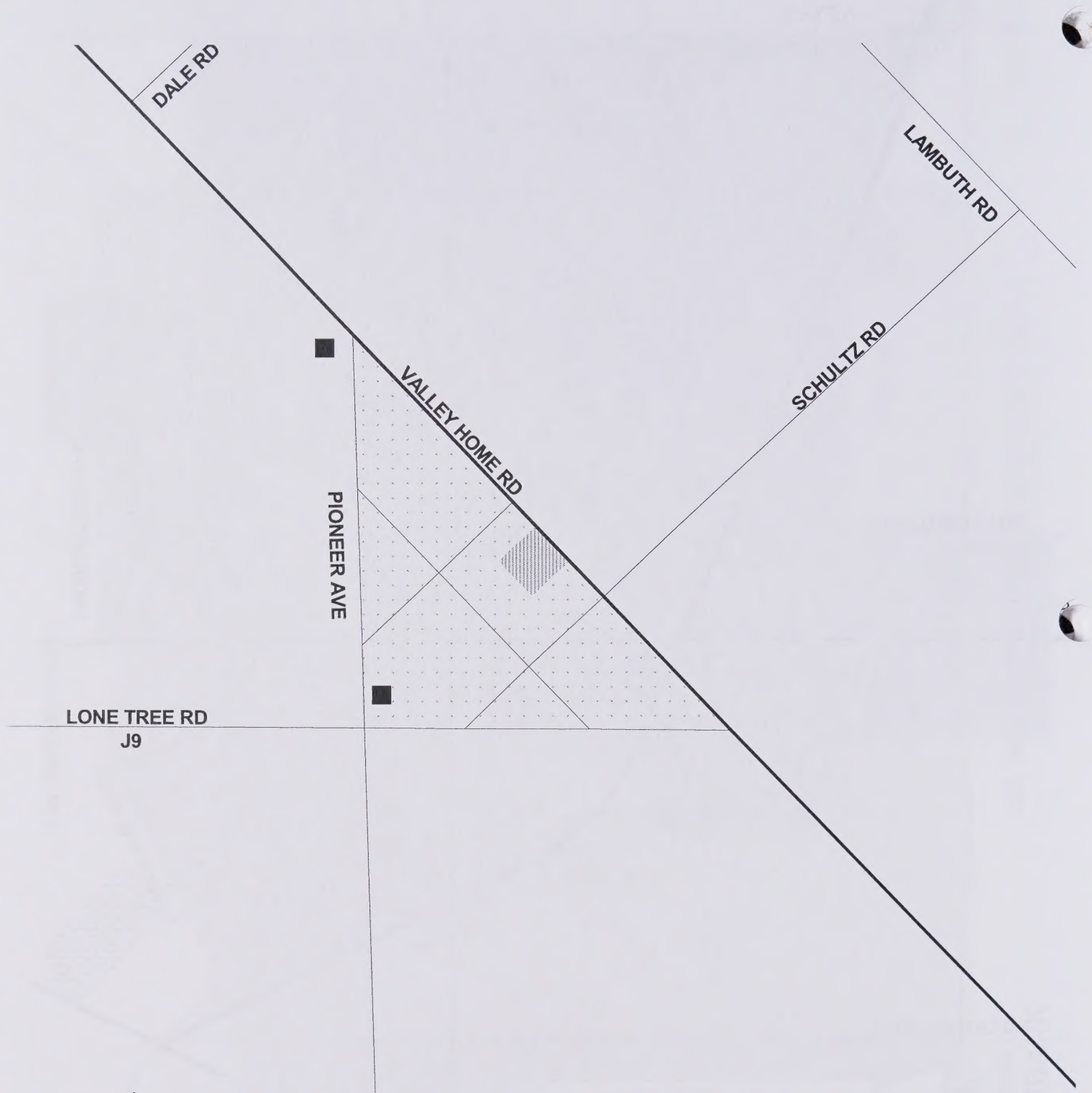
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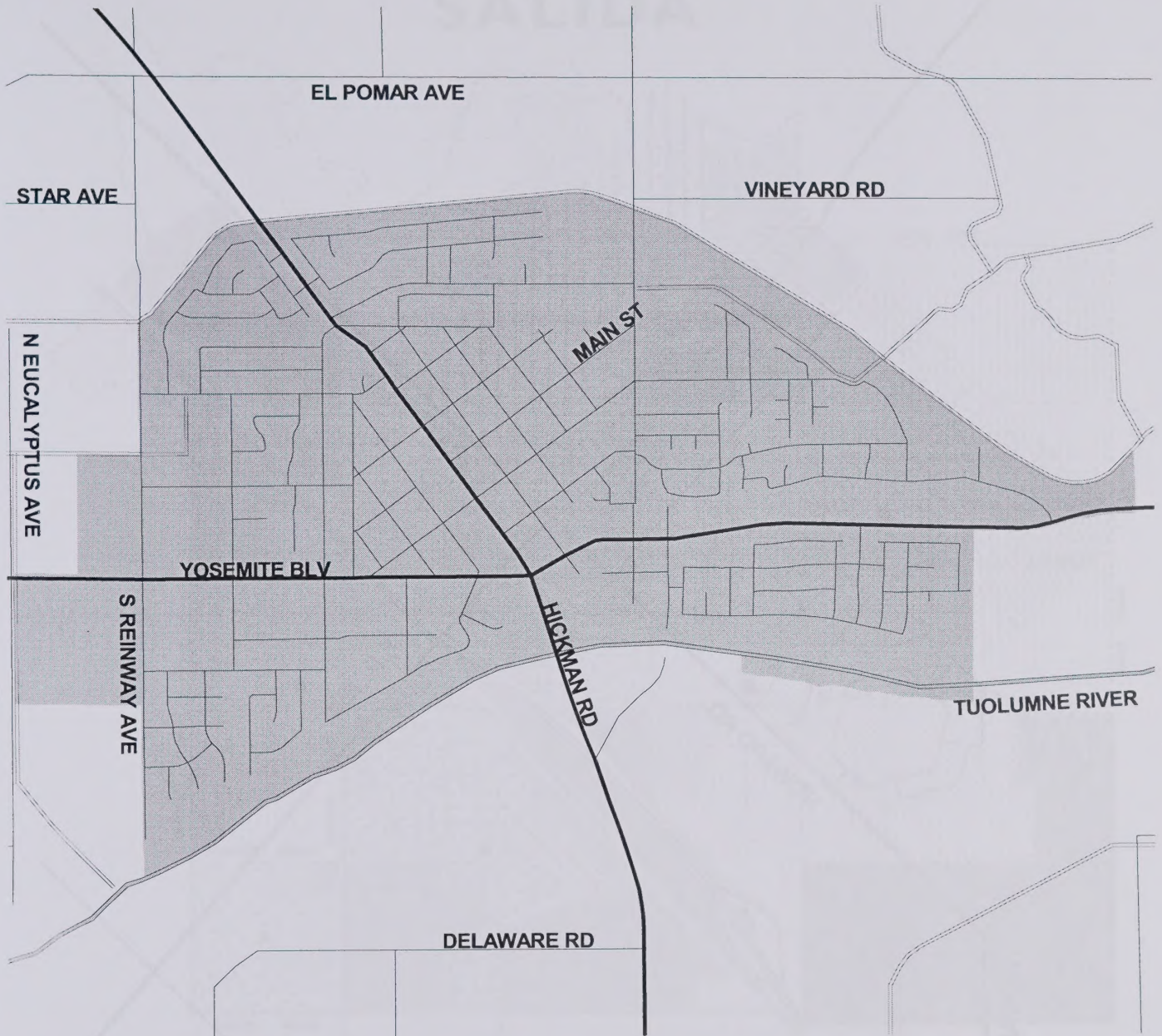
VALLEY HOME

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SALIDA LAND USE DIAGRAM

SALIDA



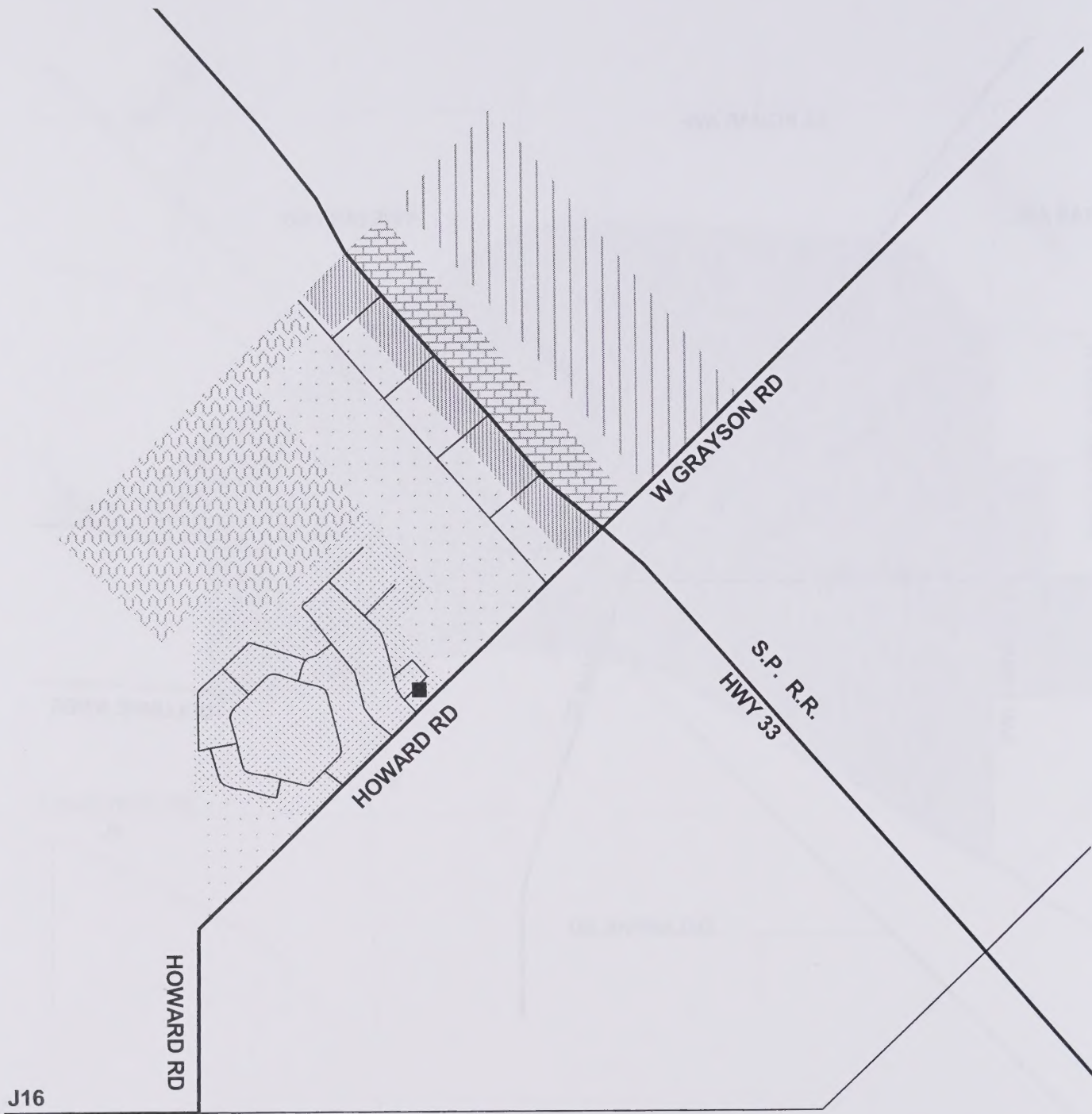
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WATERFORD

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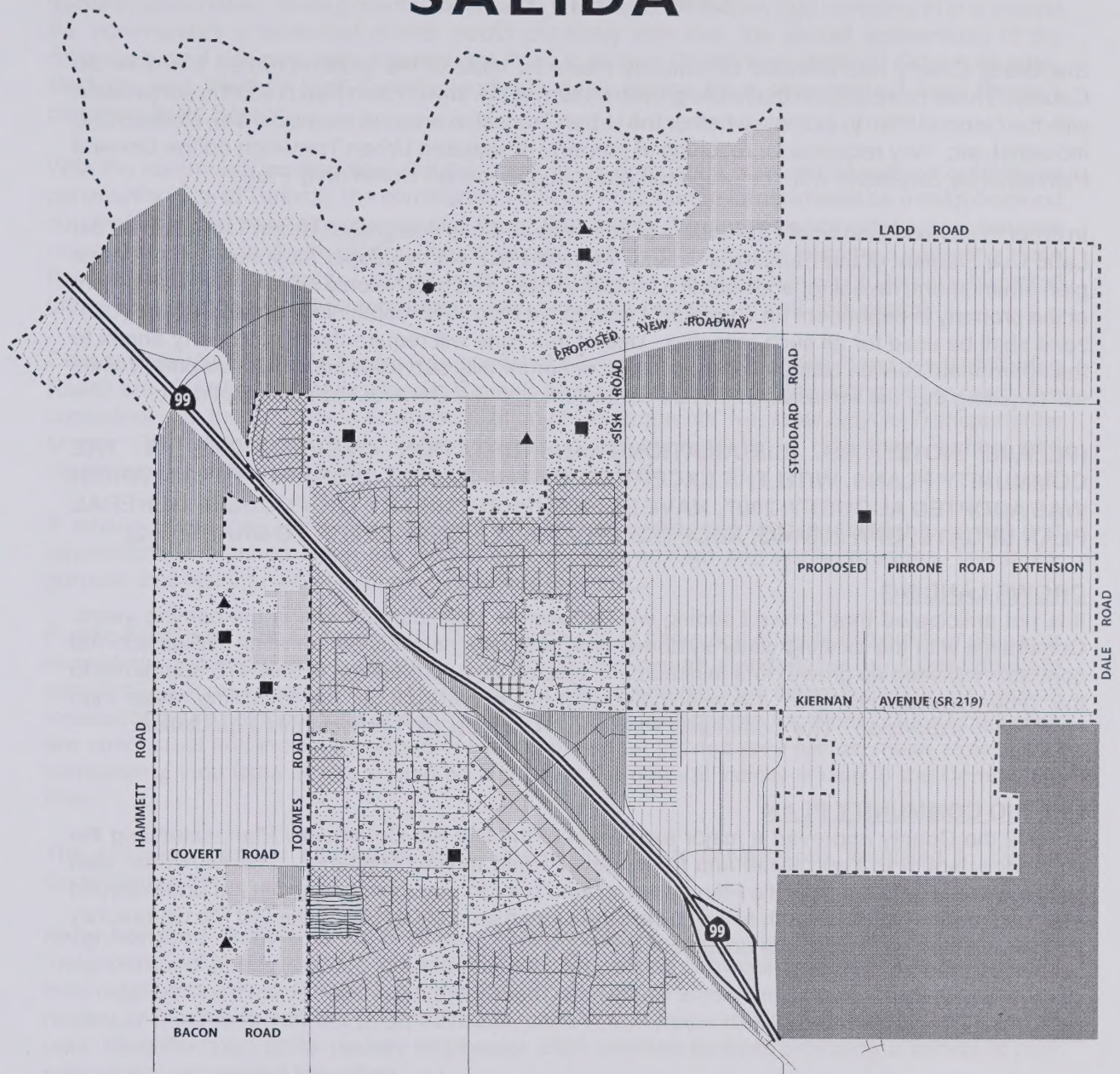


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WESTLEY

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SALIDA LAND USE DIAGRAM

SALIDA



LAND USES

- Planned Development
- Planned Industrial
- Specific Plan
- Urban Transition

RESIDENTIAL

- Estate
ONE D.U. / 3 ACRES
- Low-Density
0-2 D.U./NET ACRE OR
0-7 D.U./NET ACRE
- Medium-Density
0-14 D.U./NET ACRE
- Medium High-Density
0-25 D.U./NET ACRE

- Agriculture
- Commercial
- Highway Commercial /
Planned Development
- Historical
- Industrial
- Industrial Transition
- City
- Business Park

- ★ Airport
- ▲ Park
- Solid/Liquid Waste
Disposal Site
- School

- - - Amendment Area Boundary
- Roads
- Railroads
- Rivers
- Canals



0 600 1200 1800

COMMUNITY PLANS

Stanislaus County has adopted Community Plans for most of the unincorporated towns in the County. These plans outline the future growth pattern of the town. Each plan is used in conjunction with the General Plan to indicate whether the Urban Transition area will be residential, commercial, industrial, etc. Any requests for rezoning of property designated Urban Transition on the General Plan must be consistent with the proposed use category on the Community Plan.

In order to develop land within the sphere of influence which is designated Urban Transition on the Land Use Element of the Stanislaus County General Plan, the developer must request a general plan amendment, rezoning, and submit a tentative map. The latter is only required if development of the property is dependent on approval of a tentative map. The combining "Urban Service (US)" zone shall be used for all such rezoning. Use of this zone will require that the property annex to the appropriate service district (sanitary, water, or community services) prior to development while still requiring that the underlying zone be consistent with the General Plan designation.

(PLEASE NOTE: ALL CIRCULATION/TRANSPORTATION DESIGNATIONS IN THE COMMUNITY PLANS, WITH THE EXCEPTION OF THE SALIDA COMMUNITY PLAN WHICH WAS ADOPTED AUGUST 7, 2007, HAVE BEEN SUPERCEDED BY THE FOCUSED GENERAL PLAN UPDATE, GPA 2004-03, ADOPTED ON APRIL 18, 2006, REFER TO CHAPTER 2)

CROWS LANDING

It is not anticipated that Crows Landing will experience significant growth in the coming years. Constraints with the existing water systems, lack of sanitary sewer, and existing Williamson Act contracts will keep its growth to a minimum. Projected 2010 population is only 475 compared to the 1980 population of 436. It is anticipated that this growth will be due to infilling rather than community expansion. The Community Plan shown on Map 1A-1 reflects this expectation.

DEL RIO COMMUNITY PLAN

In 1992 the County approved a major expansion of the Del Rio Community Plan, extending the community south to Ladd Road and from Carver Road east to McHenry. The two-tiered plan requires that a detailed Specific Plan be completed prior to any development in the undeveloped Tier Two area, which lies south of the current developed area of Del Rio. (The Del Rio Community Plan is available as a separate document.)

DENAIR COMMUNITY PLAN

Land Use. One of the primary land use changes involves establishing an urban buffer area around the community. To achieve an urban buffer, parcels located on the periphery of the Plan Area have been designated as Estate Residential (ER). The Estate Residential land use designation will allow for the gradual blending of urban development with surrounding agricultural uses. Estate Residential also promotes a well-defined rural small town characteristic edge between the City of Turlock and the Community of Denair where agricultural operations may no longer continue as a viable land use option.

The future growth forecasted for Denair translates into demand for a variety of housing types. Vacant and underutilized parcels within the existing Denair Community Plan Area offer the potential for meet the forecasted population growth housing needs. Suitable locations for Medium-Density Residential (MDR) and Medium High-Density Residential (MHDR) housing is within the interior of communities, providing residents convenient access to public services, retail shopping and public

transit opportunities. Development of housing at medium and medium high densities in and around the community's commercial district would positively influence the overall appearance of the community and add new residents who are likely to shop in Denair's commercial district. As such, Medium- and Medium High-Density land use designations have been moved from Denair's periphery to its interior.

With the community's small size and the proximity to competing commercial centers outside the community (City of Turlock), the community's downtown commercial core takes on a neighborhood convenience and specialty commercial focus that meets the convenience goods and services needs of local residents. In addition, the downtown commercial area can become a gathering place for local community events. To provide an opportunity for the revitalization of Denair's historical urban core, the community's commercial area has been centralized and compacted.

Circulation. Waring Road, Taylor Road (west of Waring Road) and Zeering Road (west of Waring Road) are classified as Major Roads. Class II bike lanes are designated along major roadways consistent with the Stanislaus Area Association of Governments' *Regional Bicycle Transportation Master Plan*. Additional Class II bike lanes provide connectivity to downtown, school and recreational facilities and to the multi-purpose trail system.

A multi-purpose trail, offering access to a variety of users, including pedestrians, cyclist and equestrians is planned along the canals on the plans eastern and northern edges. The multi-purpose trail ties into the community's bikeway network.

Public Facilities. The Community of Denair is devoid of parks and other public outdoor areas for recreating, gathering, and socializing. The County's minimum standard for providing adequate parkland is 3 acres of parkland / 1,000 residents. The Community Plan diagram depicts the general location of future neighborhood and community park sites. The general locations of future park sites are conceptual and indicative of park locations based on service area radius, major streets and surrounding land uses. Parks should be located in the general vicinity shown in the Community Plan.

The following general standards define the various park designations identified in Denair Community Plan:

Neighborhood Park – 3 to 5 acres. Neighborhood parks are designed to meet local "neighborhood" needs, and are intended to be within walking or bicycling distance of one-half mile from neighborhood residences. A neighborhood park service area should avoid crossing any major natural or manmade barriers (e.g., railroads, canals, and major roads) that inhibit access to the park. Neighborhood parks usually emphasize child oriented facilities providing a variety of play spaces and associated amenities.

Community Park – 10 to 15 acres. A community park should serve the community and be developed to serve specific recreational needs such as baseball, softball, hard court areas, swimming pool, or recreation center. Patrons of these facilities are expected to drive to the park. As such, community parks should provide adequate parking areas and access from collector and/or major roads. The location of the community park should avoid the need to travel through neighborhoods. Care must be taken when siting a community park to avoid conflicting with nearby residential uses. Community parks can be developed as joint-use facilities able to accommodate seasonal storm drainage basins.

Setting. The Community of Denair is located in the south central portion of Stanislaus County, east of the City of Turlock. Most of the community is surrounded by productive farmland, though residential development within the City of Turlock lies only a mile to the west. The community is bisected by the Burlington Northern-Santa Fe Railroad.

Development History and Pattern. Originally a Quaker settlement, the Denair community was first called Elmwood Colony and then Elmdale. In the early 1900s, the Modesto Bank subdivided 640 acres as a townsite. John Denair, a railroad superintendent, subsequently purchased the townsite, and the town's name was changed, fittingly, to Denair.

The original townsite was surveyed and developed at right angles to the Burlington Northern-Santa Fe Railroad, which runs in a northwest/southeast direction. More recent development patterns have been on the traditional north/south grid, leaving Denair's historic core physically offset from newer development.

Land Use. The Denair Community Plan area encompasses 1,013 acres between Taylor Road on the north and Tuolumne Road on the south. The Turlock Irrigation District Main Canal binds Denair on the east while Waring Road generally forms the community's western boundary. The Denair community is buffered by land designated as Estate Residential. This residential land use designation provides a transition from the urbanized environment of the town to surrounding agricultural uses. In the southwest portion of the plan, an agricultural buffer is established between the Denair community and the City of Turlock.

Denair's commercial core area is compact to maximize development opportunities. Higher density residential development is located near the downtown commercial core for easy access to downtown services. The Denair Community Plan contains adequate land to support a population of approximately 8,000 residents. Table 1 provides a summary of land uses within the Denair Community Plan area.

Table 1: Denair Community Land Use Profile

<i>Land Use</i>	<i>Developed Acreage</i>	<i>Vacant Land</i>	<i>Total Acreage</i>	<i>Percent Of Total</i>
<i>Estate Residential (ER)</i>	132	153	285	28%
<i>Low Density Residential (LDR)</i>	275	263	538	53%
<i>Medium Density Residential (MDR)</i>	17	0	17	2%
<i>Medium High Density Residential (MHDR)</i>	6	11	17	2%
<i>Commercial (C)</i>	12	24	36	4%
<i>Industrial (I)</i>	5	0	5	1%
<i>Parks*</i>	0	34	34	3%
<i>Schools**</i>	61	20	81	8%
<i>Total</i>	508	505	1,013	100%

Notes:

**Parks vacant land acreage is based upon a calculation need of 3 acres / 1,000 population projected in the Community Plan*

*** School vacant land acreage assumes two additional elementary schools will need to be provided.*

Circulation. Primary roadways within the community are Monte Vista Avenue, Main Street, Zeering Road, Lester Road and Santa Fe Avenue. Traffic within the community is relatively light, with most of Denair's roadways operating at LOS C or better. Signalization of the community's main intersections (Lester Road at Monte Vista Ave/Main Street, Santa Fe Avenue at Main Street and Zeering Road at Gratton Road) will improve traffic flow. Non-motorized transportation is encouraged via a system of recreational trails and bicycle lanes that connect the Community's residential areas with downtown, recreational and school facilities and along the irrigation canals at the Community's edge.

Public Services

Wastewater Collection and Treatment. The Denair Community Services District provides wastewater service. Wastewater is conveyed to the City of Turlock Wastewater Treatment Plant for treatment. For the past 13 years, growth in Denair has been retarded due to the capacity of the sewer interceptor between Denair and Turlock.. Wastewater collection system improvements are underway to improve delivery of wastewater to the City of Turlock Wastewater Treatment Plant.

Water Service. The Denair Community Services District provides potable water service to the Denair community. Domestic water is supplied by wells that pump groundwater. Water quality is good and no treatment is provided

Law Enforcement. Law enforcement is provided by the Stanislaus County Sheriff's Department that maintains a sheriff's substation within the Denair community. The California Highway Patrol shares space with the County Sheriff's Department in the substation located on East Main Street.

Fire Protection. The Denair Fire District (DFD) has the responsibility for fire protection, paramedic services and emergency rescue services to Denair and surrounding areas. The DFD is a volunteer fire department. Response time within the Denair community is 3 to 5 minutes.

Schools. Denair is located within the Denair Unified School District. The District has one elementary school (K-4), one middle school (5-8) and one high school (9-12). To accommodate growth, the Community Plan identifies general locations for future school sites.

Parks and Recreation. The Denair Community Services District provides park and cultural activity centers services in the community. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents. The Community Plan illustrates the general location of future park sites, including 1 Community Park and 3 neighborhood parks.

Goals, Policies and Implementation Measures

The following goals, policies and implementation measures are directed specifically toward the Denair community and are intended to guide development within the Denair Community Plan Area:

GOAL ONE

Reinforce Denair's small rural town character.

POLICY ONE

The County shall work with the Denair Municipal Advisory Committee, and other interested groups, to develop a Downtown Master Plan for the planning and implementation of programs to support the vitality of the downtown area. The Master Plan should include detailed development guidelines for downtown.

POLICY TWO

Promote the vitality of Denair's central business district and preserve Denair's small town character by encouraging it to become a unique shopping district and community events area with a variety of retail commercial, office residential, civic, cultural and recreational uses.

POLICY THREE

Reduce the area currently designated for commercial uses in the community as a means of concentrating retail activity in a focused area.

IMPLEMENTATION MEASURES

1. Develop gateway treatments to mark the entries to the downtown at Santa Fe Avenue and Main Street and at Gratton Road and Main Street.
2. Create a pleasant pedestrian street environment through attractive streetscape design and features including street trees, lighting, sidewalks and planters.
3. Develop design guidelines for new and existing building renovation in the downtown, in keeping with a small town, pedestrian oriented street character.
4. Consider use of Redevelopment Agency funds for enhancement projects.

GOAL TWO

Provide a well-defined community edge between Denair and adjacent agricultural land, as well as between Denair and the City of Turlock.

POLICY ONE

Create a greenbelt / buffer around the perimeter of the Community that provides clear sense of identity for the Community of Denair.

POLICY TWO

The Denair Community Plan should promote very low density residential uses along the Community's edge or periphery in order to reduce conflicts with surrounding agricultural uses, as well as to establish and define a permanent buffer between Community of Denair and the City of Turlock.

IMPLEMENTATION MEASURES

1. Estate Residential shall be designated along the northerly, westerly and easterly periphery of the Denair Community Plan Area to reduce urban density toward the edge of the Community Plan Area.
2. The sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan Area to limit growth influences beyond the Plan Area.
3. Landscape design requirements shall be considered for new projects, which develop along the entryways to the Community of Denair, in particular to Waring Avenue, Monte Vista Avenue, Gratton Road and Santa Fe Avenue. Landscape design should promote a sense of transition from the surrounding agricultural area to urban setting. Utilization of trees to screen urban uses along these entryways is encouraged.
4. Within the Community Plan area, properties designated Low Density Residential and located outside the boundaries of the Denair CSD, may be designated, "Low Density Residential" or "Estate Residential" on the General Plan. (This will allow development of ½ acre lots with public water or 1 acre lots without public water or public sewer.)

GOAL THREE

Provide for the non-motorized transportation needs of the Denair Community.

POLICY ONE

Provide safe and convenient pedestrian and bicycle facilities to various destinations throughout the Community of Denair.

POLICY TWO

Provide pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's downtown core in accordance with the Denair Community Plan diagram.

POLICY THREE

The Community pedestrian and bicycle facilities shall connect to regional pedestrian and bicycle facilities.

IMPLEMENTATION MEASURES

1. Develop irrigation canals as non-motorized transportation enhancement to promote the walking, cycling and other non-motorized means of transportation.
2. The County shall explore a cooperative agreement with the Turlock Irrigation District to use canal right-of-way / easement for multi-purpose recreational trails, as identified on the Denair Community Plan diagram.
3. Bicycle facilities shall be included as part of road improvement projects where said roadways are identified as bike lanes on the Denair Community Plan.

GOAL FOUR

Provide for the recreational needs of residents of the Denair Community.

POLICY ONE

New development shall provide the residents of Denair with adequate parkland facilities to meet the County standard of 3 acres per 1,000 residents.

IMPLEMENTATION MEASURES

1. The County shall work to acquire and develop parkland, including adequate facilities to accommodate one community park. The general location of future park sites is portrayed on the Community Plan diagram.

HICKMAN COMMUNITY PLAN

Significant population growth is not anticipated in Hickman. Presently, the service area is mostly developed and there has been little demand for expansion. Some growth is expected in existing lots, but there are a limited number of vacant lots that front on County roads.

KEYES COMMUNITY PLAN

Land Use. Growth forecasted for Keyes translates into a demand for a variety of housing types. Vacant and underutilized parcels within the existing Keyes Community Plan Area, along with a northward expansion of the Community Plan Area offer the potential for providing the forecasted population growth housing needs. Growth, in the form of residential development, has been directed east of State Route 99 to avoid conflicts with industrial uses west of State Route 99. With the exception of an established mobile home park located north of Turlock Irrigation District's Upper Lateral 2½, Medium - and Medium High-Density land use designations are moved from the periphery of Keyes to the interior of the community. Establishment of medium and medium high-density housing adjacent to the community's commercial districts and public amenities will accommodate long-range housing needs for the community and County, while encouraging a compact community form.

With the community's small size and proximity to competing commercial centers outside the community (Cities of Ceres and Turlock), the community's commercial designations take on a neighborhood convenience focus. The Commercial designations within the community are intended to provide essential community retail goods and services. Activities may range from a single commercial use to a neighborhood shopping center. The Highway Commercial land use designation adjacent to the State Route 99 / Keyes Road Interchange is intended to provide for and promote concentration of commercial uses serving the needs of the traveling public. The State Route 99/Keyes Road Interchange also serves as an important gateway into the community.

Industrial and Planned Industrial land uses west of State Route 99 are buffered from sensitive land uses to the east of the highway. Industrial and Planned Industrial uses are afforded direct access to heavy rail service, and vital regional north-south and east-west transportation corridors.

The Community Plan includes an area designated Urban Transition. The Urban Transition land use designation recognizes the lands current commitment to Williamson Land Conservation Act contracts. The Urban Transition land use designation also recognizes the importance of this area in the overall development of community-wide circulation improvements and relationship to adjacent planned urban land uses. It is anticipated this area will, in the future, be developed as Low Density Residential.

Community Character. Community character is crucial for establishing the overall vision of what constitutes a desirable and viable community. The present appearance of the community along the State Route 99 corridor, as with many corridor communities, is unattractive. A lack of urban landscaping, key community entryways and unsightly land uses adjacent State Route 99 contribute to a negative image which discourages interest in investing in the community.

The residents of Keyes envision a cohesive small town that encourages social interaction among its community members. The Plan along with its goals, policies and implementation measures address neighborhood character, community edge and entryways into the community. The community core along 7th Street has its own unique character as a pedestrian-oriented concentrated area of residential, commercial, and public and quasi-public uses. Future development should enhance the vitality of the community core along 7th Street while retaining a diversity of residential, commercial and public and quasi-public uses.

Circulation. Faith Home Road (north of Keyes Road), Keyes Road (east of Faith Home Road) and Golden State Boulevard (south of Keyes Road) are classified as Major Roads. Rohde Road, 7th Street, Nunes Road, and Washington Road are classified as Collectors. To promote a traditional local street pattern that evenly disperses traffic throughout the community, the Plan identifies the alignments for future roadway extensions. The Community Plan includes future easterly roadway extensions of Hollywood Drive, Anna Street, Esmail Avenue, Maud Avenue and Norma Way to serve east-west circulation. The Community Plan also includes future northerly roadway extensions of Jennie Avenue and Stella Avenue to serve north-south circulation.

To optimize Highway Commercial opportunities and accommodate forecasted traffic volumes on Washington Road, Ninth Street between Nunes and Keyes Roads should be abandoned. In its place, Washington Road should be extended to Keyes Road, opposite Golden State Boulevard. These modifications will improve circulation within the community and create a clear distinction between highway commercial and community related commerce, while establishing an opportunity for a prominent gateway for the community. The broad open area of the highway on- and off-ramps provides an opportunity for establishing a distinctive landscaped entry into the community.

The Community Plan encourages bicycling and walking. Two forms of non-motorized transportation routes are depicted on the Community Plan Diagram. Bike lanes are designated along major roadways consistent with the Stanislaus Council of Governments' (formally Stanislaus County Area Association of Governments) *Regional Bicycle Transportation Master Plan*. Bike lanes provide connectivity to neighborhoods, commercial centers, school and recreational facilities.

A multi-purpose trail, offering access to a variety of users including pedestrians, cyclists and equestrians, is planned along Turlock Irrigation District's Upper Lateral No 2½ right-of-way. The multi-purpose trail, which ties into the community's bikeway, provides a completely separated right-of-way with minimum cross flows by motorists.

Parks. Hatch Park is the only park available to all residents of Keyes. This park does not meet the County's minimum standard of providing 3 net acres of parkland/1,000 residents needed to support the community's current population. To accommodate growth, the Community Plan diagram envisions the expansion of Hatch Park into a community park. The Community Plan also identifies the general location of future neighborhood park sites. The neighborhood park symbols do not denote precise park locations, but suggest approximate locations for additional parkland acquisitions.

The following general standards define the various park designations identified in the Keyes Community Plan:

Neighborhood Park – 3 to 5 Acres. Neighborhood parks are designed to meet local “neighborhood” needs, and are intended to be within walking or bicycle distance of one-half mile from neighborhood residences. A neighborhood park service area should avoid crossing any major barriers (e.g., canals, collectors or major roads) that inhibit access to the park. Neighborhood parks should emphasize child-oriented facilities providing a variety of play spaces and associated amenities. Neighborhood parks should also be bound on all four sides by local streets to promote safety and public access.

Hatch Community Park – 15+ Acres. To provide for recreational needs of the community such as baseball, softball, and hard court areas, and family-oriented activities such as picnic areas and an indoor recreation center, Hatch Park should be enlarged to provide a minimum of 15 acres. Patrons are expected to drive to this facility. As such, Hatch Park should be bound by streets to minimize on-site parking requirements. As a highly active center, residential or other noise sensitive land uses should not directly abut the park.

Schools. Keyes is served by two school districts providing elementary and secondary education. The Keyes Unified School District provides for elementary (grades K-8) education. The Turlock Joint Union High School District provides for secondary (grades 9-12) education. Existing, planned and proposed school sites are shown on the Community Plan diagram. The proposed elementary school symbol does not denote the precise school site location, but suggests an approximate location for an additional elementary school.

Development History and Pattern. Keyes dates back to 1871 when it was a railroad siding of the Central Pacific (now Union Pacific) Railroad. The siding was named Keyes Switch, after Thomas J. Keyes, a state senator who resided nearby. The community grew slowly, consisting of only 16 families when the Keyes Grammar School was established in 1905-1906. The construction of the school and a church spurred additional growth, which slowed once more during the Great Depression. In the 1990s, the community grew faster than the County on average and reached an estimated 3,400 residents by 1998.

Like many other Central Valley towns, Keyes’ original townsite was laid out at right angles to the northwest/southeast trending railroad. More recent development patterns have been on a traditional north/south grid, leaving Keyes’ historic core physically offset from newer development. State Route 99 parallels the Union Pacific Railroad corridor to the east. The State Route 99 bypass, constructed in the mid-1980s, physically divides the community.

Land Use. The Keyes Community Plan area contains adequate land to support a population of approximately 9,300 residents. The Community Plan accommodates future growth in the most efficient manner possible. The Community Plan is aimed toward maintaining a compact urban form, preserving surrounding agricultural lands.

The Plan area encompasses 857 acres between the Turlock Irrigation District Lateral Number 2-1/2 on the north and Keyes Road on the south. Faith Home Road serves as the community’s western boundary. Washington Road serves as the community’s eastern boundary. The majority of commercial and residential land uses lie east of State Route 99 while industrial uses are located to the west of State Route 99.

New residential development is targeted for the community’s northern and eastern areas. The Community Plan also includes land designated as Urban Transition. This land is presently under Williamson Land Conservation Act contract. Should the Williamson Act contracts not be renewed in the future, the land may be developed as Low Density Residential.

The Community Plan encourages the development of commercial areas which conveniently serve residential population, provide employment opportunities, form an attractive segment of the community and contribute to the County's tax base. Commercial development opportunities are provided at the northwest intersection of Washington Road and Keyes Road, and at the planned intersection of Faithhome Road and Hollywood Drive. In addition, the Keyes Community Plan designates land adjoining Golden State Boulevard, Keyes Road and State Route 99 for highway commercial development. Industrial uses are primarily located west of State Route 99.

Table 1 provides a summary of land uses within the Keyes Community Plan area.

Table 1: Keyes Community Land Use Profile

Land Use	Developed Acreage	Vacant Land	Total Acreage	Percent Of Total
Low Density Residential (LDR)	191	159	350	41%
Medium Density Residential (MDR)	57	34	91	10%
Medium High Density Residential (MHDR)	17	13	30	3%
Commercial (C)	22	17	39	4%
Highway Commercial (HC)	18	90	108	13%
Industrial (I)	52	32	84	10%
Planned Industrial (PI)	33	7	40	5%
Urban Transition (UT)	-	48	48	6%
Parks*	5	20	25	3%
Schools**	12	30	42	5%
Total	407	450	857	100%

Notes:

*Parks vacant land acreage is based on a calculation need of 3 acres/1,000 residents projected in the Community Plan. Vacant parkland is representative of the Community Plan "Proposed Parks" symbol which denotes general location.

** Schools vacant land acreage includes the planned middle school to be developed adjacent to Washington Road, and for one additional elementary school that will be needed.

Circulation. The Community Plan identifies the location and extent of existing and proposed major roads, collector streets and local streets, as well as bikeways and rail lines. The Keyes Road interchange provides a vital link to the community from State Route 99. Keyes Road, Faith Home Road, Rohde Road/7th Street, Washington Road and Esmail Avenue are the community's primary roadways. Non-motorized transportation is encouraged via a system of recreational trails and bicycle lanes that connect the community's residential neighborhoods with retail centers, recreational and school facilities, and other public facilities.

Public Services

Wastewater Collection and Treatment. The Keyes Community Services District provides wastewater collection. Wastewater is conveyed to the City of Turlock wastewater treatment plant for treatment. Population growth in Keyes has been impeded due to capacity limitations of the sewer interceptor between Keyes and the City of Turlock wastewater treatment plant. Wastewater collection system improvements are underway to improve delivery of wastewater to the City of Turlock wastewater treatment plant.

Water Service. The Keyes Community Services District provides water service to the Keyes community. Domestic water is supplied by wells that pump groundwater. The groundwater is treated at the well head prior to being conveyed to customers.

Law Enforcement. Law enforcement is provided by the Stanislaus County Sheriff's Department. The County maintains a Sheriff's substation within the Keyes community. The California Highway Patrol shares space with County's sheriff's Department in the sub-station located on 7th Street.

Fire Protection. The Keyes Fire Protection District provides fire protection and paramedic services to the Keyes and surrounding areas. The District is a volunteer fire department. The average response time is two minutes.

Schools. Keyes is located within the Keyes Unified School District and the Turlock Joint Union High School District. The Keyes Unified School District has three schools, one charter school (K-8), one elementary school (K-8) and one pre-school all located on one campus site. Improvements are underway for a new middle school (Grades 6 – 8). The new middle will be located in northeast section of the community plan area, adjacent to Washington Road. The

Community Plan Diagram depicts the general location of a future elementary school site. High school-aged students (Grades 9 – 12) currently attend Turlock High School. Construction is underway for a new high school (Pitman High School) between Taylor Road and Christofferson Parkway. Once completed, it is anticipated that Keyes' high school-aged students will attend Pitman High School.

Parks and Recreation. The County provides and maintains one park facility within the community of Keyes. The community's current parkland inventory does not meet the County standard of 3 acres of parkland per 1,000 residents needed to support the community's present population. The Community Plan includes expanding Hatch Park into a 15 acre Community Park. The Community Plan also depicts the general location of future neighborhood park sites.

Goals, Policies and Implementation Measures

The following goals, policies and implementation measures are directed specifically toward the Keyes community and are intended to guide development within the Keyes Community Plan Area:

GOAL ONE

Achieve a harmonious relationship between the urban environment and surrounding agricultural setting.

POLICY ONE

Provide a land use pattern that is compatible with surrounding land uses and which provides an effective transition between the built environment and agricultural uses along the periphery of the community.

POLICY TWO

Discourage the designation/rezoning of residential land uses on land sharing a boundary with agriculture designated lands outside the Community Plan Area.

POLICY THREE

Provide adequate setbacks and/or non-residential improvements between residential development and adjacent agricultural land uses outside the Community Plan Area.

POLICY FOUR

Cooperate with the City of Ceres to the north and the City of Turlock to the south in establishing definitive community separator policies/implementation measures.

IMPLEMENTATION MEASURES

1. Residential land use designations/rezoning that share a boundary with agricultural designated lands outside the Community Plan area shall demonstrate that a 200 foot building setback or other comparable development setback can be provided. Setbacks may include physical improvements such as roads and canals.
2. Commercial, Highway Commercial, and Planned Industrial development shall be buffered from adjacent agricultural land uses outside the Community Plan Area by landscaping elements.

GOAL TWO

Improve the visual appearance of the Keyes community.

POLICY ONE

Encourage the development of identifiable community boundaries to establish a sense of community identity.

POLICY TWO

Encourage the development of "Gateway" treatments at major entryways to the community.

POLICY THREE

Encourage the upgrading, beautification and revitalization of existing commercial areas along 7th Street.

POLICY FOUR

Develop and Implement Design Guidelines for new development and for revitalization of existing development within Keyes.

POLICY FIVE

Promote alternative design solutions to reduce the negative visual impact of walled developments within Keyes.

IMPLEMENTATION MEASURES

1. The County should adopt Design Guidelines for the Keyes Community. The guidelines should address residential subdivision design and connectivity, non-residential development, and design/establishment of a gateway/entry features for Keyes.
2. "Gateway" treatments should be established at the State Route 99/Keyes Road Interchange, and at Rohde Road and the crossing of the Turlock Irrigation District's Upper Lateral No 2 ½.
3. Develop positive, high quality landscaped edges along State Route 99 and major roads leading into the community
4. The County shall approve development proposals which include walls only if walls are necessary in order to mitigate the negative impacts of noise, visual separation from traffic, or to provide a barrier between incompatible land uses. Where walls are necessary, the County shall require separation from the roadway by a curb-adjacent sidewalk and a six-foot landscaped planter strip. A combination of walls, berming and vegetation is considered more desirable than walls used alone.

GOAL THREE

Encourage attractive and orderly development which preserves a small town atmosphere.

POLICY ONE

Provide a diverse community that integrates residential, commercial and industrial land uses supported by public facilities.

POLICY TWO

Create an enhanced streetscape environment through the use of landscape and pedestrian access along arterial and collector streets.

POLICY THREE

Medium and High Density Residential should be located along collectors, and be designed and oriented in order to function as part of the overall neighborhood.

POLICY FOUR

Provide adequate lands to accommodate the development of commercial areas which will conveniently serve current and future residential needs.

POLICY FIVE

Minimize conflicts between industrial and planned industrial land uses by concentrating industrial activity west of State Route 99.

POLICY SIX

Provide convenient and accessible neighborhood commercial areas within the community to minimize vehicular trips needed for frequently used retail services.

POLICY SEVEN

Multi-family residential land uses shall be developed with a balance of open space, landscaping, and shall be accessible to commercial and recreational areas and public transportation facilities.

IMPLEMENTATION MEASURES

1. Commercial development shall be consistent in scale and character with surrounding neighborhood.
2. Commercial sites shall be developed in such a manner to not preclude direct access from residential areas for pedestrian and bicycle traffic.
3. County shall encourage and seek the revitalization of existing housing stock within the central core of the community.
4. County shall encourage and assist the commercial revitalization of 7th Street.
5. Walled and isolated residential enclaves shall be discouraged.
6. Residential areas shall be designed to create a pattern of activity that promotes community interaction within and with abutting neighborhoods.
7. Parks and schools shall be located and designed as neighborhood focal points.
8. Residential rear yards with walls shall be discouraged along collector streets within the interior of the community to avoid walled subdivisions. In situations where collectors with walls adjoin residential areas, cul-de-sacs should be used to create wall openings with pathway connections to encourage pedestrian access.
9. Development adjacent to Turlock Irrigation District Upper Lateral No 2½ shall maintain an open edge along the Lateral rather than backing against the Lateral.

GOAL FOUR

Promote highway-oriented commercial development in the State Route 99 corridor.

POLICY ONE

The County shall encourage the location of businesses and services (e.g., restaurants, service stations, lodging) in the State Route 99 corridor to serve the traveling public and local residents.

IMPLEMENTATION MEASURES

1. Designate land adjacent to the State Route 99/Keyes Road Interchange with good highway visibility and access as Highway Commercial. Permitted uses shall be those determined by the County to be supportive of the overall goals and policies of the Keyes Community Plan.
2. Limit development adjoining State Route 99/Keyes Road Interchange to large sites and non-residential uses with generous landscaping.
3. The County shall designate land in the Golden State Boulevard/Keyes Road/State Route 99 Interchange corridor area as Highway Commercial.

GOAL FIVE

Provide an interconnected system of streets and roads to distribute traffic and meet the circulation needs of the Community.

POLICY ONE

The County should promote development of a traditional grid circulation system that distributes traffic, provides connectivity and offers multiple-route choices for motorists, as portrayed on the Keyes Community Plan Diagram.

POLICY TWO

Open street patterns, that create a network of circulation connections with multiple points of ingress and egress are encouraged.

POLICY THREE

All roadways shall be designed to complement the urban development pattern and coordinate with pedestrian, bicycle and transit routes.

IMPLEMENTATION MEASURES

1. The County shall evaluate development proposals for conformance with the circulation system depicted on the Keyes Community Plan Diagram.
2. Recognizing the community's land use pattern, limited number of continuous north-south and east-west streets will result in less than acceptable service standards on a small number of streets, the following roads shall be extended and designated as Collectors as depicted on the Community Plan:
 - a) Esmail Avenue shall be extended to Washington Road;
 - b) Starlite Drive shall be extended to Washington Road; and
 - c) Washington Road shall be extended to Keyes Road .

The following local roads shall be extend to improve continuous north-south and east-west circulation as depicted on the Community Plan:

- a) Maude Avenue shall be extended to Washington Road;
- b) Anna Avenue shall be extended to Washington Road;
- c) Jennie Avenue shall be extended to future Starlite Drive extension; and
- d) Stella Avenue shall be extended to future Starlite Drive extension.

GOAL SIX

Provide for the non-motorized transportation needs of the Keyes Community.

POLICY ONE

Provide safe and convenient pedestrian and bicycle facilities to various destinations throughout the community of Keyes.

POLICY TWO

Provide pedestrian and bicycle facilities that link community residents to schools, parks, civic facilities and the community's retail centers in accordance with the Keyes Community Plan diagram.

POLICY THREE

Community bicycle facilities shall connect to regional bicycle facilities.

IMPLEMENTATION MEASURES

1. Develop multi-purpose trail adjacent to the Turlock Irrigation District Lateral 2 ½ to promote walking, cycling and other non-motorized means of transportation.
2. The County shall explore a cooperative agreement with the Turlock Irrigation District to use Lateral 2 ½ right-of-way/easement for multi-purpose recreational trail, as identified on the Keyes Community Plan.
3. Bicycle facilities shall be included as part of road improvement projects where said roadways are identified as bike lanes on the Keyes Community Plan.

GOAL SEVEN

Provide for the recreational needs of the residents of the Keyes Community.

POLICY ONE

The County shall support expansion of Hatch Park as a Community Park.

POLICY TWO

The County should acquire additional parkland, pursuant the Keyes Community Plan, to meet the future parkland needs of the Keyes Community. Total parkland inventory should be consistent with the County standard of 3 acres of parkland per 1,000 residents.

IMPLEMENTATION MEASURES

1. The County shall acquire lands to the north and east of Hatch Park to accommodate expansion of the Hatch Park site to promote the development of a 15+ acre community park.
2. The County, in conjunction with the Keyes Municipal Advisory Committee and other interested groups, shall work to upgrade and expand the facilities at Hatch Park to include facilities normally associated with a Community Park (e.g., baseball fields, community center, soccer fields).

KNIGHT'S FERRY COMMUNITY PLAN

It is not anticipated that Knight's Ferry will experience significant growth in the coming years. Lack of sanitary sewer, existing Williamson Act contracts to the north, the Stanislaus River on the south and the community's desire to retain its historical character will keep its growth to a minimum. Projected 2010 population is only 300 compared to the 1980 population of 281. In the event that development is proposed within the historical community of Knight's Ferry, it must comply with the building standards in Appendix 1-1 of the Support Documentation.

LA GRANGE COMMUNITY PLAN

It is not anticipated that La Grange will experience any significant growth in the coming years. The present water system is lacking in the ability to serve additional customers, consequently, until the system is upgraded and expanded, future growth is seriously retarded. This is evident in the population projection for the year 2010 of 112 as compared to the 1980 population of 88. In the event that development is proposed within the historical community of La Grange, Appendix 1-2 of the Support Documentation should be consulted for building exterior design standards.

SALIDA COMMUNITY PLAN

The Salida Community Plan ("Community Plan" or "Plan") provides land use planning and guidance for development of approximately 4,600 acres of land in the Salida area. The Community Plan encompasses the existing community of Salida, which was part of the previously approved Salida Community Plan (the "Existing Plan" or "Existing Plan Area"), and an amendment area encompassing approximately 3,383 acres (the "Amendment Area").

The Existing Plan Area

The land use plan for the Existing Plan Area reflects both existing land use patterns and gathered information to guide future land use decisions. In formulating this plan, it was apparent that a substantial portion of the community had already developed in a way which has produced few areas of potential land use conflicts. The designations included within this plan are intended to, whenever possible, mitigate those impacts, or prevent them from occurring in the future. This will, hopefully, result in an attractive and efficient pattern of living and working areas. In the event that development is proposed within the redevelopment area of Salida, Appendix 1-3 of the Support Documentation should be consulted for development standards.

The Amendment Area

The Community Plan provides land use and development guidance for the Amendment Area that promotes harmonious integration of the Existing Plan Area with new development planned within the Amendment Area. The land uses, goals, and policies of the Community Plan promote job creation, retail opportunities, and tax generation, while providing for improved vehicular and non-vehicular circulation, expanded recreational amenities, expanded housing choice, preservation of open space, effective transitions between urban and agricultural environments, and substantial infrastructure improvements within the Amendment Area. New development within the Amendment Area will be implemented through the Salida Community Plan Zoning District, which requires the adoption of a discretionary non-legislative Development Plan ("Development Plan") prepared according to the regulatory zoning requirements of the District.

Amendment Area Purpose

One of the primary purposes of the Amendment Area is to provide for a mix of land uses that can facilitate the Salida community's financial and fiscal self-sufficiency. Building upon this purpose, and other goals and policies, the Amendment Area strives to create local jobs and commercial opportunities with significantly improved regional vehicular circulation and infrastructure, supported by complementary and integrated housing that expands the community's range of residential offerings. Capital facility, and service needs generated by new development in the Amendment Area should be financed by new development. To allow sufficient time for proper infrastructure planning and development, no new residential units in the Amendment Area shall be occupied prior to January 1, 2010.

Land Use and Land Use Designations

Land uses shown for the Amendment Area are consistent with designations contained in the County General Plan. However, a new land use designation, Business Park, has been added for this area. The General Plan land use designations applicable within the Amendment Area include: Low-Density Residential, Medium-Density Residential, Medium High-Density Residential, Commercial, Planned Industrial, Business Park, and Agriculture. Table 1, Salida Community Plan Amendment Area Land Use Designations, shows the proposed Amendment Area land uses and their associated acreages. Refer to the Salida Community Plan map for a map of land uses within the Amendment Area. The Amendment Area represents a blueprint for the expansion of Salida and is meant to take a comprehensive view of land uses in order to prevent piecemeal planning. In order to offer a long-term planning approach, non-agricultural land use designations are applied to lands which may still be subject to Williamson Act contracts. However, the provisions of the Salida Community Plan Zoning District should require that until such time as contracts are terminated, lands encumbered by a Williamson Act contract shall remain subject to the zoning restrictions found within the County's A-2 zoning regulations.

The Board of Supervisors may, at its discretion, approve minor modifications to the boundaries and location of the land designated Low-Density Residential, Medium-Density Residential, Medium High-Density Residential, or Agriculture within the Amendment Area, and approve rezonings which implement such modifications, provided such modifications preserve the overall intent of the Community Plan and the total acreage devoted to the Low-Density, Medium-Density and Medium High-Density Residential land use designations, as set forth in Table 1, does not increase or decrease by more than ten percent (10%).

In addition, the Business Park designation, as created herein, is intended to provide land use flexibility in order to support the creation of a first-class modern business park. Therefore, the Board of Supervisors may, at its discretion, re-designate land within the Amendment Area from Planned Industrial to Business Park along with rezonings to implement said modifications without limitation. This discretion is reserved for the Board of Supervisors in acknowledgment that the market demand for Business Park uses may increase over time, thereby warranting the broader range of uses and land use configurations offered by the Business Park designation.

To effectively implement the Planned Industrial, Business Park, or Commercial Land Use designations within the Amendment Area, the Board of Supervisors may also, at its discretion, rezone land zoned as SCP-C-1, SCP-C-2, SCP-PI, or SCP-IBP, to Planned Development. The Planned Development district as provided for in Chapter 21.40 of the County Code would allow for modification of requirements established by the SCP district and diversification in the relationship of different uses, buildings, structures, lot sizes and open spaces, while ensuring compliance with, and implementation of, the Community Plan. Such flexibility would be used to promote development of modern retail, business park and industrial park developments.

Finally, if the potential adverse environmental impacts associated with the current Planned Industrial or Business Park land use designations, as identified in an Environmental Impact Report, could be reduced or eliminated by alternative land use designations, the Board of Supervisors retains the discretion to make changes to the Planned Industrial or Business Park land uses, including conforming rezonings.

An illustrative conceptual plan for the Amendment Area is included in the Community Plan as Illustration 1 and is provided for illustrative purposes only. The precise design, location of uses, and amenities will be established by discretionary non-legislative Development Plan approval.

Table 1

SALIDA COMMUNITY PLAN AMENDMENT AREA LAND USE DESIGNATIONS		
Land Use Designation	Zoning	Total Acreage
Planned Industrial	SCP-PI	1,259
Business Park	SCP-IBP	490
Commercial	SCP-C-1 SCP-C-2	280
Low-Density Residential	SCP-R-1	802
Low-Density Residential-Special Treatment Area	SCP-R-1- ST	64
Medium-Density Residential	SCP-R-2	187
Medium High-Density Residential	SCP-R-3	57
Agriculture	SCP-A-2	244
Total Acres		3,383



LEGEND

Description

- Business Park
- High Visibility Business Park
- Commercial
- Planned Industrial
- PI Reserve
- Existing Salida Community

Description

- Public Uses
- Private School
- Parks & Open Spaces
- LDR
- MDR
- MHDR

SALIDA COMMUNITY PLAN

SALIDA, CA

ILLUSTRATION 1

Planned Industrial. As part of an interjurisdictional effort, the County of Stanislaus and the City of Modesto developed the North Gateway Business Complex Master Development Plan in 2003. The goal of the plan is to help alleviate the existing jobs-housing imbalance in the County by promoting development of employment-generating industrial/business park uses in the area roughly bound by Ladd Road on the north, Dale Road on the east, Pelandale Expressway on the south, and Sisk Road on the west. The Planned Industrial designations shown to the east of Sisk Road within the Amendment Area are consistent with the intent of the North Gateway Business Complex Master Development Plan.

Approximately 1,259 acres of land are designated as Planned Industrial. This represents approximately 37.2 percent of the Amendment Area. The majority of these lands are located in the northeastern portion of the Amendment Area. An area designated as Planned Industrial is located in the southwestern portion of the Amendment Area on land that includes an existing industrial use. Intended uses within the Planned Industrial designation are consistent with those defined in the General Plan.

Business Park. The Community Plan includes 490 acres that are designated Business Park. This represents approximately 14.5 percent of the total Amendment Area. This use is concentrated largely in the eastern portion of the Amendment Area, but two notable areas in the northwest portion of the Amendment Area, near the Hammett Road/State Route 99 interchange, also carry this designation.

The Business Park designation is intended to accommodate development of a full range of uses, including modern, employment-intensive uses. Principal development and employment-generating uses allowed within this designation include research, product development, professional office, commercial, and business services.

Commercial. The Community Plan includes 280 acres of land designated Commercial within the Amendment Area. This represents approximately 8.3 percent of the Amendment Area. The Commercial designation applies to Regional Commercial, Neighborhood Commercial, and Highway Commercial uses as described in the General Plan. A major regional commercial area is planned in the northwest corner of the Amendment Area on the east side of State Route 99. Neighborhood-serving commercial uses are located at the southwest corner of the Covert Road/Toomes Road intersection and between Sisk Road and Stoddard Road just south of the planned expressway. New highway commercial uses are located west of State Route 99 near the Hammett Road/State Route 99 interchange.

Table 2

SALIDA AMENDMENT AREA ANTICIPATED EMPLOYMENT GENERATION			
Land Use	Acres	Jobs/Acre ¹	Total Jobs
Business Park	490	25 ²	12,250
Manufacturing/Industrial/Warehousing, etc.	1,259	7	8,813
Neighborhood, General, and Highway Commercial	280	24	6,720
Total	2,029	13.7	27,783

¹ Source: Stanislaus County Economic and Workforce Alliance

² Weighted average number of jobs per acre between Business Park and High-Visibility Business Park

Residential. The Amendment Area affords substantial opportunity for new residential development with a neighborhood orientation. The Amendment Area includes 866 acres of land designated Low-Density Residential, 187 acres designated Medium-Density Residential, and 57 acres designated Medium High-Density Residential, for a total of 1,110 acres of new residential development. Land designated for residential uses represents approximately 32.8 percent of the total Amendment Area. The new residential areas are generally located in the southwestern and northern portions of the Amendment Area.

Public facilities, parks, and schools are conditional uses within areas designated as Low-Density Residential. Accordingly, approximately 118 acres of the land designated Low-Density Residential within the Amendment Area are either occupied by existing schools or owned by a school district for which a school is planned and are therefore not expected to result in additional units beyond the 5,000 units shown in Table 3. Additionally, 64 acres of land now owned by the Salida Sanitation District on which it operates the Salida Wastewater Treatment Plant are designated Low-Density Residential. Build-out of this land with residential uses may or may not occur. If the Salida Sanitation District determines that it will continue to operate the existing plant, modify the plant, and/or expand the plant in the future to meet its needs, this could preclude build-out of all 64 acres with residential units, though some portion of the land may retain capacity for residential development. As a result, the maximum number of units and the total projected population increase shown in Table 3 could be incrementally lower.

Single-family homes at a density of up to eight dwelling units per net acre may be developed on land designated Low-Density Residential. The actual development density is likely to be about 4.5+/- dwelling units per net acre. Detached single-family homes, duplexes, and triplexes at densities of up to 14 units per net acre are permitted on land designated Medium-Density Residential. An average density of about 10+/- dwellings units per net acre is anticipated. Densities up to approximately 25 dwelling units per net acre are permitted on land designated Medium High-Density Residential. An average density of about 23+/- dwelling units per net acre is anticipated. Table 3, Projected Residential Build-Out and Population, shows that a total of approximately 5,000 new dwelling units could be accommodated within areas designated Low-, Medium- and Medium High-Density Residential use at build-out. The local population would increase by about 15,063 people with build-out of the residential designated portions of the Amendment Area. Including the population of the existing community, the projected total population within the Community Plan boundary would be 29,063 persons at build-out of the Amendment Area.

Table 3

Projected Residential Build-Out and Population				
Land Use Designation	Total Gross Acreage	Average Dwelling Units per Net Acre ¹	Total Dwelling Units	Population Accommodated²
Low-Density Residential	866	4.5	2,754	8,299
Medium-Density Residential	187	10.0	1,306	3,933
Medium High-Density Residential	57	23.4	940	2,831
TOTAL	1,110		5,000	15,063

1. Net acreage is approximate based on an assumption that 30% of the gross acreage will be occupied by parks, roads, school sites, sidewalks, and utilities.

2. Based on average of 3.01 persons per household.

Agriculture. The County currently applies the Agriculture land use designation to areas identified as suitable for open space or recreational use. Within the Amendment Area, this designation applies solely to the proposed Stanislaus River Park, which comprises 244 acres, or approximately 7.2 percent of the Amendment Area. This designation is not intended to accommodate agricultural activities within the Community Plan boundary.

The Stanislaus County Parks Development Plan states that regional parks are an important component of the County-wide parks program. The Stanislaus County Parks Development Plan suggests that parks which preserve river and riparian areas, which are significant natural resources, should be a focus. Though the Stanislaus County Parks Development Plan states that the overall acreage of existing regional parks in the County is adequate to serve future populations, to meet the intent of the Community Plan for providing expanded recreation resources and to help preserve valuable natural resources, the Amendment Area includes an approximately 244-acre river park along the Stanislaus River. The river park comprises lands within habitat and flood easements along the river that are controlled by the U.S. Army Corps of Engineers. The river park concept is to preserve and restore natural conditions close to the river and to locate passive recreational activities such as picnicking, bird-watching, walking, jogging, bicycling, and supporting structures such as restrooms and parking facilities, etc. at distances that are progressively farther from the river. Active recreational facilities could be considered.

It is expected that developers of new projects within the Amendment Area would prepare a park plan, as part of the Development Plan process, for the river park and would fund improvements needed to implement the park plan.

Circulation

Circulation Concept. Existing and planned roadways should comprise a roadway network that serves the existing community and provides connectivity to regional transportation corridors. The existing circulation system and proposed circulation facilities and improvements should be fully integrated. Roadway segments and alignments should promote even dispersal of traffic throughout the Community Plan area. For example, industrial traffic should be routed from the eastern portion of the Amendment Area to a new expressway. Right-of-way for the Hammett Road interchange is needed to accommodate interchange improvements required to accommodate additional traffic generated by new development. A Project Study Report for the Hammett Road Interchange is currently under preparation. A Project Study Report shall be approved for the Hammett Road Interchange prior to approval of tentative maps and development permits for lands located within the interchange study area of the Project Study Report. Right-of-way for any interchange improvement is required to be protected and incorporated into any Development Plan for lands contained within the interchange study area.

The new vehicular circulation system should include a number of major improvements:

- Construction of that portion of a new expressway located within the Amendment Area to facilitate traffic flow east to west and which connects to the State Route 99 / Hammett Road interchange;
- Modification of an existing State Route 99 interchange at Hammett Road;
- Extension of Pirrone Road east from Sisk Road;
- Widening and improvement of Sisk, Stoddard, Kiernan, Dale, Toomes, Hammett, and Bacon roads;

- Facilitation of circulation to the area designated Planned Industrial that is located south of Kiernan Avenue; and
- Construction of local roadways and collectors throughout the Amendment Area to promote efficient and safe circulation.

Conceptual Roadway Classifications/Sections. New roadways within the Amendment Area must be designed to accommodate a variety of vehicle types, volumes, speeds, and safety conditions. To this end, several roadway types are proposed. These range from an expressway road classification, where the proposed right-of-way width is up to 224 feet, to a local street classification with a right-of-way width of approximately 50 feet. Several of the roadway types incorporate Class II bicycle or Class I separated dual-use pedestrian/bicycle paths to provide for non-motorized transportation connectivity throughout the Amendment Area. In most cases, the conceptual sections differ from standard road sections utilized by the County and where different, the conceptual road standards are unique to the Amendment Area. Conceptual roadway classifications and types are as follows:

- **Expressway:** An expressway running east to west that connects the eastern portion of the Amendment Area and the communities of Oakdale, Riverbank, Modesto, and beyond with access to the State Route 99 / Hammett Road interchange is planned. The expressway would improve access to State Route 99 from the noted communities and link new development within the Amendment Area to the highway. New development within the Amendment Area is expected to provide funding needed to construct the portion of the expressway located within the Amendment Area. Funding to construct portions of the expressway that extend east from the eastern Amendment Area boundary must be acquired and improvements constructed by other parties. The expressway could ultimately be 10 lanes wide, with a right-of-way width of approximately 224 feet. The expressway would likely be constructed in phases and widened over time to respond to demand for increased capacity, as determined by traffic studies, and available funding.
- **Hammett Road:** The right-of-way width for Hammett Road north of Ciccarelli Road would measure 105 feet and would include 6 travel lanes (3 in each direction). A 12-foot Class I dual-use pedestrian/bicycle trail would be located within a 50-foot landscape buffer to the east. The total separation between new development and agriculture to the west of the Amendment Area would total 155 feet, inclusive of the landscape buffer. The right-of-way width for Hammett Road from Ciccarelli Road to Bacon would measure 81 feet and include 4 travel lanes (2 in each direction). A 12-foot Class I dual-use pedestrian/bicycle trail would be located within a 50-foot landscape buffer to the east. The total separation between new development and agriculture to its west inclusive of the right-of-way width and landscape buffer would be 131 feet.
- **4-Lane Backbone Roads:** The following roadways are classified as 4-Lane Backbone Roads: Dale Road, Stoddard Road, Quinturn Lane and Pirrone Road. Right-of-way width for these road segments measures 125 feet and includes either an 8-foot Class I dual-use bike trail and sidewalk or a 6-foot Class II bike lane and 5-foot separated sidewalk on each side of the street.
- **Sisk Road:** Sisk Road would measure 110 feet in total public right-of-way width. The current public right-of-way width for Sisk Road totals 50 feet. New development would improve 60 feet of new right-of-way width on the eastern side of the street.

- Kiernan Avenue Parkway: Kiernan Avenue west of Hwy. 99 from Hammett Road to the west property line of Salida Middle School would measure 81 feet in width and include 4 travel lanes. An 8-foot Class I dual-use bike trail and sidewalk would be located within a 31-foot landscape buffer to the south. Kiernan Avenue Parkway from the west property line of Salida Middle School to Toomes Road would measure 81 feet in width and include three travel lanes and a 5-foot separated sidewalk to the north. An 8-foot Class I dual-use pedestrian/bicycle trail would be located within a 31-foot landscape buffer.
- Bacon Road: Bacon Road right-of-way width would measure 72 feet and include four travel lanes and an 8-foot Class II dual-use bike path and sidewalk to the north.
- Arborwood Road: Arborwood Road right-of-way would measure 82 feet in width and include two travel lanes, a 5-foot Class II bike lane in each direction, and a 4-foot separated sidewalk on both sides of the street.
- Toomes, Ciccarelli, Covert, and Finney: Right-of-way for the named streets would measure 62 feet in width and include an 8-foot Class II bike lane, a 5-foot separated sidewalk on one side of the street, and an 8-foot Class I dual-use pedestrian/bicycle trail on one side of the street.
- Industrial Collectors: Right-of-way width for collector streets within land areas designated for planned industrial or business park land uses would total 80 feet and consist of 34 feet of travel lanes and a 6-foot attached sidewalk on each side of the centerline.
- Right-of-way width for local residential streets serving more than 50 homes would measure 56 feet and include a 5-foot separated sidewalk on both sides of the street. Right-of-way width for local residential streets serving fewer than 50 homes would measure 50 feet and include a 10-foot travel lane, an 8-foot parking lane, and a 4-foot attached sidewalk on each side of the street.

The Development Plans for new development shall specify the roadway classifications and standards required within each Development Plan boundary to ensure that the overall circulation network functions efficiently and effectively. Development Plans may include modifications or additions to the conceptual road standards noted above, with such modifications and additions subject to review and approval of County staff.

Neighborhood Parks and Trails

Neighborhood Parks. Neighborhood parks are intended to serve residents within one-quarter to one-half mile, be within an appropriate walking or cycling distance, and be connected by a multi-use trail system where possible. The Stanislaus County Parks Development Plan suggests that neighborhood parks be provided at a ratio of at least three acres of park land for every 1,000 people. A population increase of 15,063 people is projected should the designated Low-Density, Medium-Density, and Medium High-Density new residential areas build-out within the Amendment Area to their maximum potential. If maximum build out were achieved, 45 acres of neighborhood parks would be needed to meet County standards. Satisfaction of park provision requirements may also be met through payment of park in-lieu fees. However, given the need for local park facilities within local neighborhoods in the Amendment Area, it is anticipated that park requirements will be largely met through provision of park land. The Community Plan illustrates the general location of potential neighborhood park sites. Where possible, neighborhood parks are placed adjacent to new or existing schools. Co-location of parks and school facilities maximizes the recreational utility of

both types of facilities; a full range of complementary recreational opportunities can be provided in one location. Neighborhood park land may also be designed to serve the dual-uses of recreation and temporary storm water detention. This approach improves land use efficiency.

Trails. Community Plan policy requires that new development incorporate multi-use trails, pedestrian corridors, and bicycle facilities. Development Plans for new development must incorporate such improvements to demonstrate that new development is meeting the intent of the Community Plan that significant alternative transportation opportunities be provided to maximize community interconnectedness. Priority should be placed on linking neighborhoods with local neighborhood parks, the Stanislaus River Park, school facilities, and major employment centers. The Development Plans must include policy and guidance for the location and standards of trails, pedestrian facilities, and bicycle facilities.

A regional trail spanning the length of the Stanislaus River Park is planned and would be a valuable asset. Class I or Class II bicycle lanes should be incorporated into the design of new arterial and major collector roadways. Separated dual-use Class I pedestrian/bicycle facilities should also be considered for inclusion in the design of such roadways.

Schools

With the increase in population in the Salida community, new schools will be needed to serve new local residents. It is anticipated that up to three new elementary schools and one new middle school will be required. The Community Plan shows the general locations proposed for new elementary school and middle school sites. These schools would complement the new Joseph Gregori High School, the Modesto Christian School, and the Salida Middle School, each of which is located within the Amendment Area. Each of the new schools is planned to include active recreational playfields and other amenities that will substantially expand availability of recreation facilities within the community.

Public Utilities and Facilities

New public services and facilities will be needed to support new development within the Amendment Area and may also provide benefit to the existing Salida community. Examples of new public utilities include wastewater treatment service and water service. Facilities include sheriff or fire stations, utility substations, or other utility improvements such as water or wastewater treatment facilities. While provisions have been made for the location of such facilities within the Amendment Area, the Board of Supervisors retains discretion to allow such facilities to be located outside the Amendment Area.

Emergency Response. Emergency response and law enforcement services are provided by the Salida Fire Protection District and the Stanislaus County Sheriff's Department respectively. An additional fire station site may be needed to adequately serve emergency response needs of the community. A new fire station site has been generally designated for a location on Stoddard Road north of Pirrone Road as shown on the Community Plan. Final determination of a fire station site is within the purview of the Salida Fire Protection District and Stanislaus County.

Wastewater Treatment. The existing Salida Wastewater Treatment Plant must be expanded or upgraded and/or a new plant constructed to provide treatment capacity for new development. The existing plant site is designated for residential use, but is considered a special treatment area within which continued operation and expansion of the plant is permitted. If an additional treatment plant is needed, it could be located nearly anywhere within the Amendment Area. New wastewater treatment plants can be designed to substantially reduce the types of nuisances normally

associated with more traditional facilities (*i.e.* odors, noise, etc.) and to be very land use efficient. A new plant with capacity to accommodate the new development could be constructed on about 8-12 acres of land. This enables flexibility in locating a new treatment facility because potential land use incompatibility concerns are substantially reduced. Given current requirements of the California Regional Water Quality Control Board, new wastewater treatment facilities must meet stringent environmental standards.

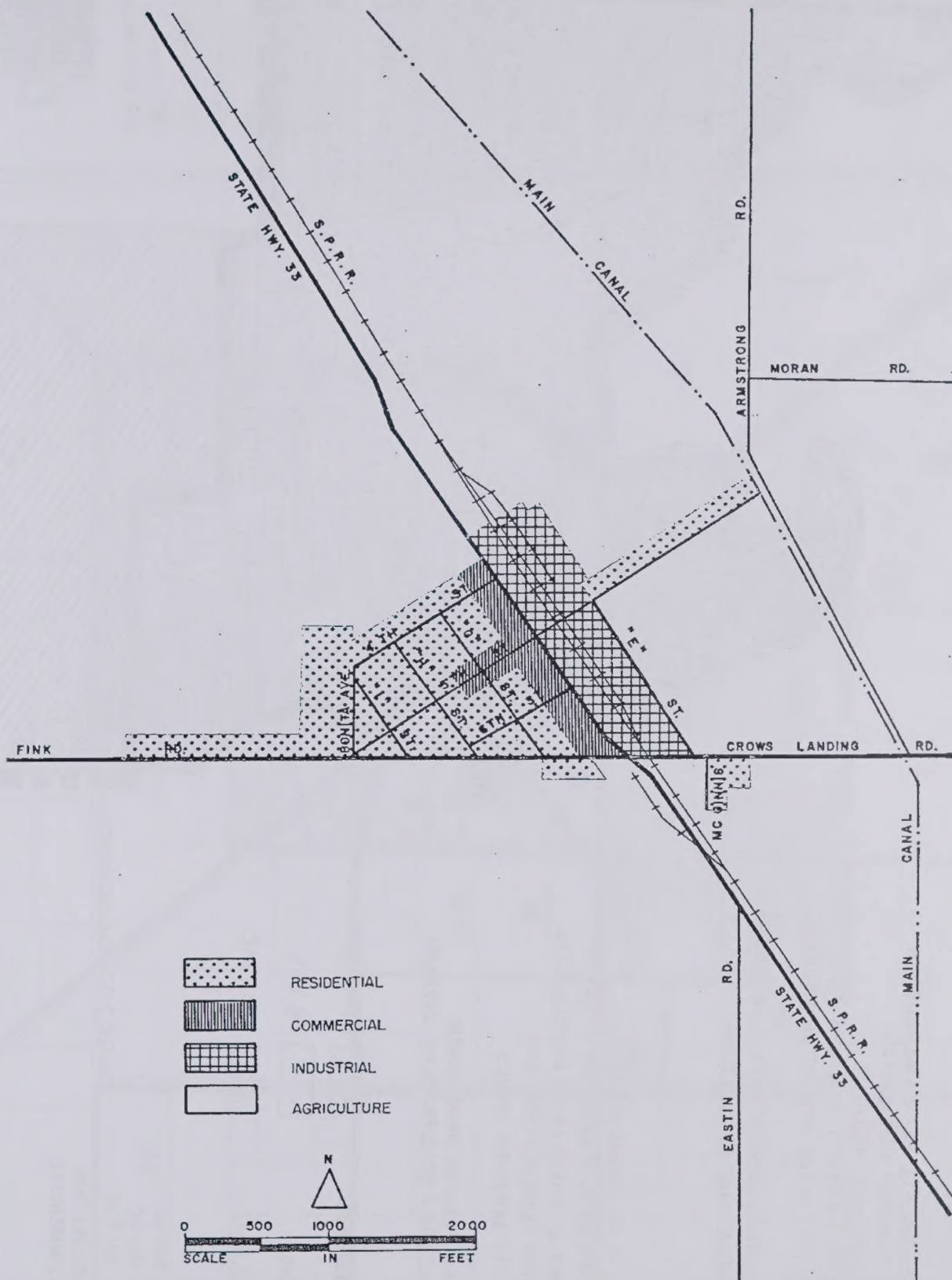
Because water is a limited resource, it is likely that a new plant (and possibly any upgrade to the existing wastewater treatment plant) would be designed to treat wastewater to a tertiary level. A significant volume of recycled water will be produced. Recycled water may be used for a variety of applications such as landscape irrigation, toilet flushing, etc. Use of recycled water would reduce demand for ground or surface water, thereby reducing the impact of new development on existing water sources.

The precise location of a new wastewater treatment facility, if one is needed, will be identified and incorporated into the Development Plan which guides development for that location. The Development Plan must address land use compatibility issues and identify measures to avoid or substantially reduce incompatibilities should incompatibilities be identified.

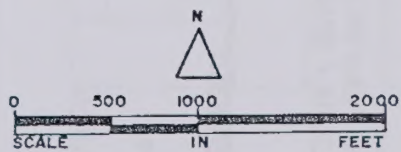
Water Supply. An adequate water supply must be secured and demonstrated for development in accordance with applicable law.

WESTLEY COMMUNITY PLAN

Westley could experience significant growth in the coming years. Projected population within the Community Services District by the year 2010 is 740. The sewage treatment facility can serve an approximate capacity of 1115. However, until a public water system is available, growth will be kept to a minimum. Existing Williamson Act contracts will restrict the expansion of the current district boundary.



- | | |
|---|-------------|
|  | RESIDENTIAL |
|  | COMMERCIAL |
|  | INDUSTRIAL |
|  | AGRICULTURE |



CROWS LANDING

COMMUNITY PLAN

DEL RIO COMMUNITY PLAN

AREA I

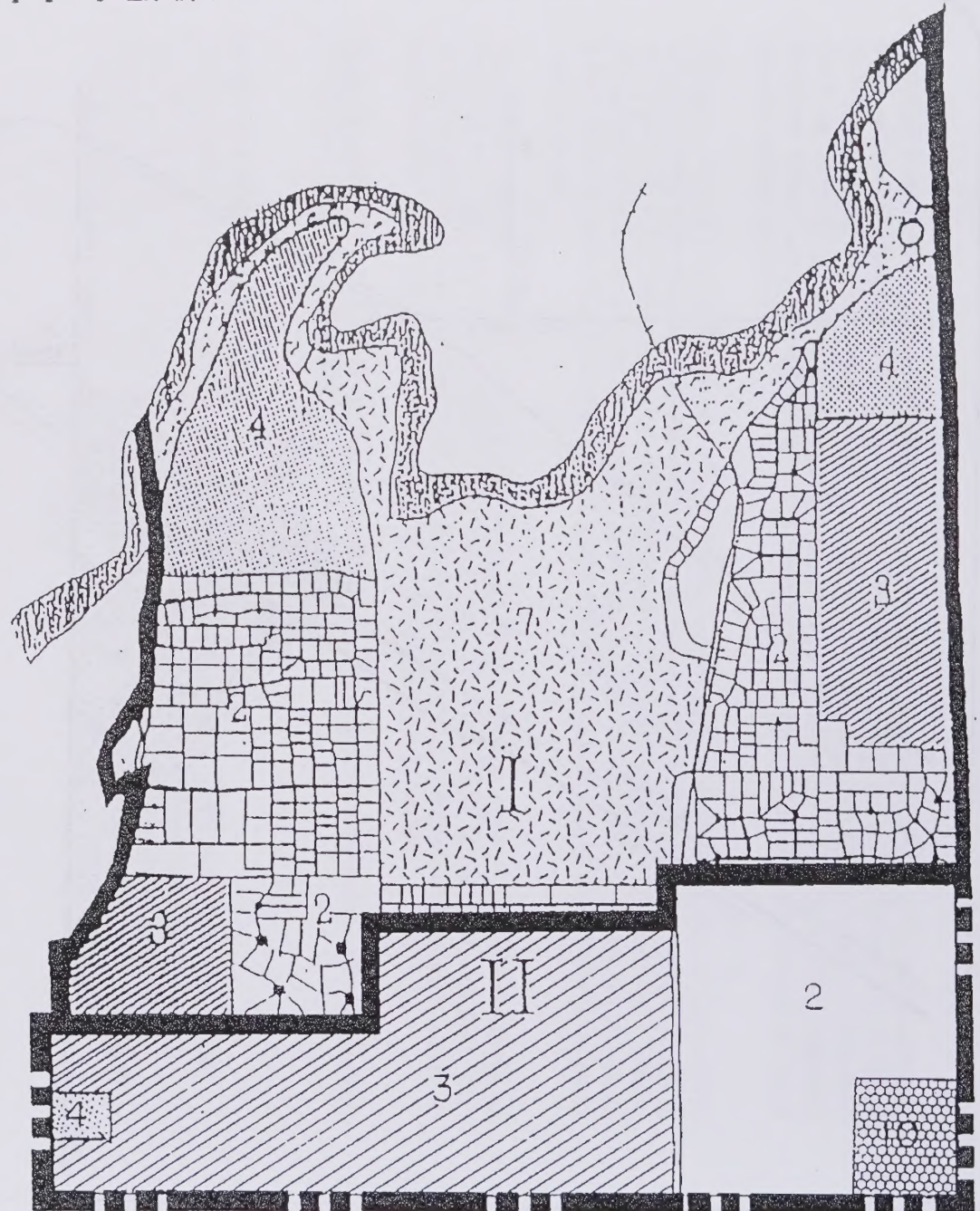
- APPROVE GENERAL PLAN AMENDMENTS
- REQUIRE PLANNED DEVELOPMENT
- REZONING ON NEW PROJECTS
- REQUIRE PROJECTS TO CONFORM TO AIR QUALITY / WATER MITIGATION MEASURES
- GENERAL PLAN DESIGNATIONS: LOW DENSITY RESIDENTIAL AND AGRICULTURE

AREA II

- GENERAL PLAN AMENDMENTS POSTPONED UNTIL A DETAILED STUDY IS PREPARED OF WATER / AIR / AGRICULTURAL BUFFERING / CIRCULATION AND COMMUNITY SERVICES ISSUES
- GENERAL PLAN DESIGNATIONS: AGRICULTURE / SPECIFIC PLAN OVERLAY

	Recreation		Open Space
	River		Ag Usa
	1 DU/AC		1 DU/2AC

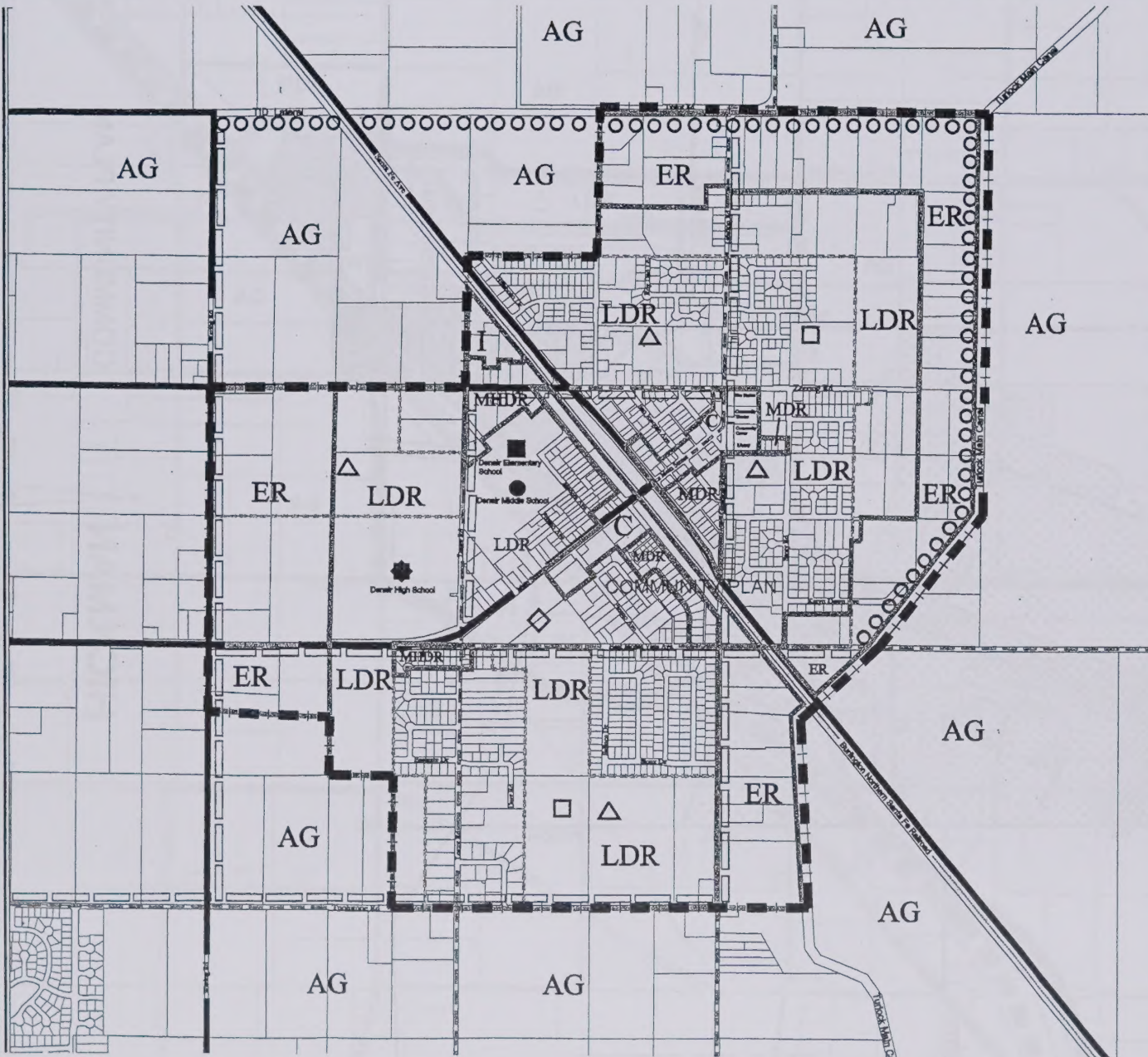
2	2 DU/AC
3	1 DU/AC
4	1 DU/2AC
7	RECREATION
10	COMMERCIAL



Denair

Community Plan

(PLEASE NOTE: ALL CIRCULATION/TRANSPORTATION DESIGNATIONS IN THE COMMUNITY PLANS HAVE BEEN SUPERCEDED BY THE FOCUSED GENERAL PLAN UPDATE, GPA 2004-03, ADOPTED ON APRIL 18, 2006.) REFER TO CHAPTER 2



Land Use Designations

AG	Agriculture
ER	Estate Residential (1 du / 3 acre)
LDR	Low Density Residential (0-7 du / acre)
MDR	Medium Density Residential (0-14 du / acre)
MHDR	Medium-High Density Residential (0-25 du / acre)
C	Commercial
I	Industrial

Parks and Schools

	Existing	Proposed*
Neighborhood Park	▲	△
Community Park	◆	◇
Elementary School	■	□
Middle School	●	○
High School	⊛	⊙

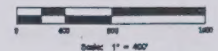
*Symbol denotes general location.

Circulation

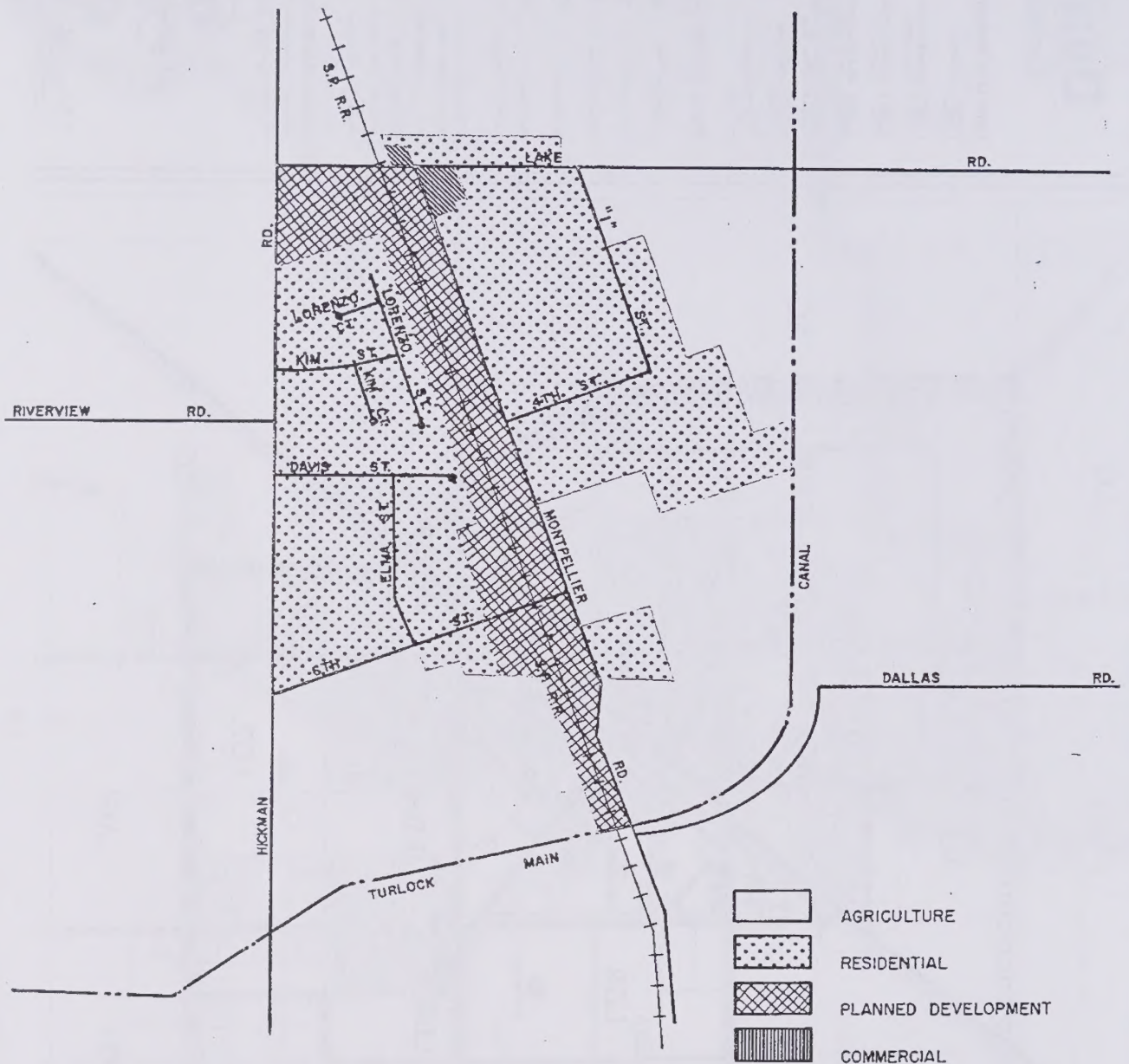
	Major Road
	Collector Road
	Railroad
	Class II Bikes Lane
	Multi-purpose Trail

Relevant Boundaries

	Community Plan Boundary
	Community Services District

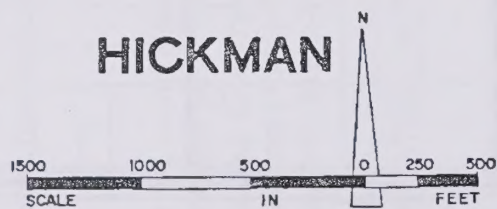


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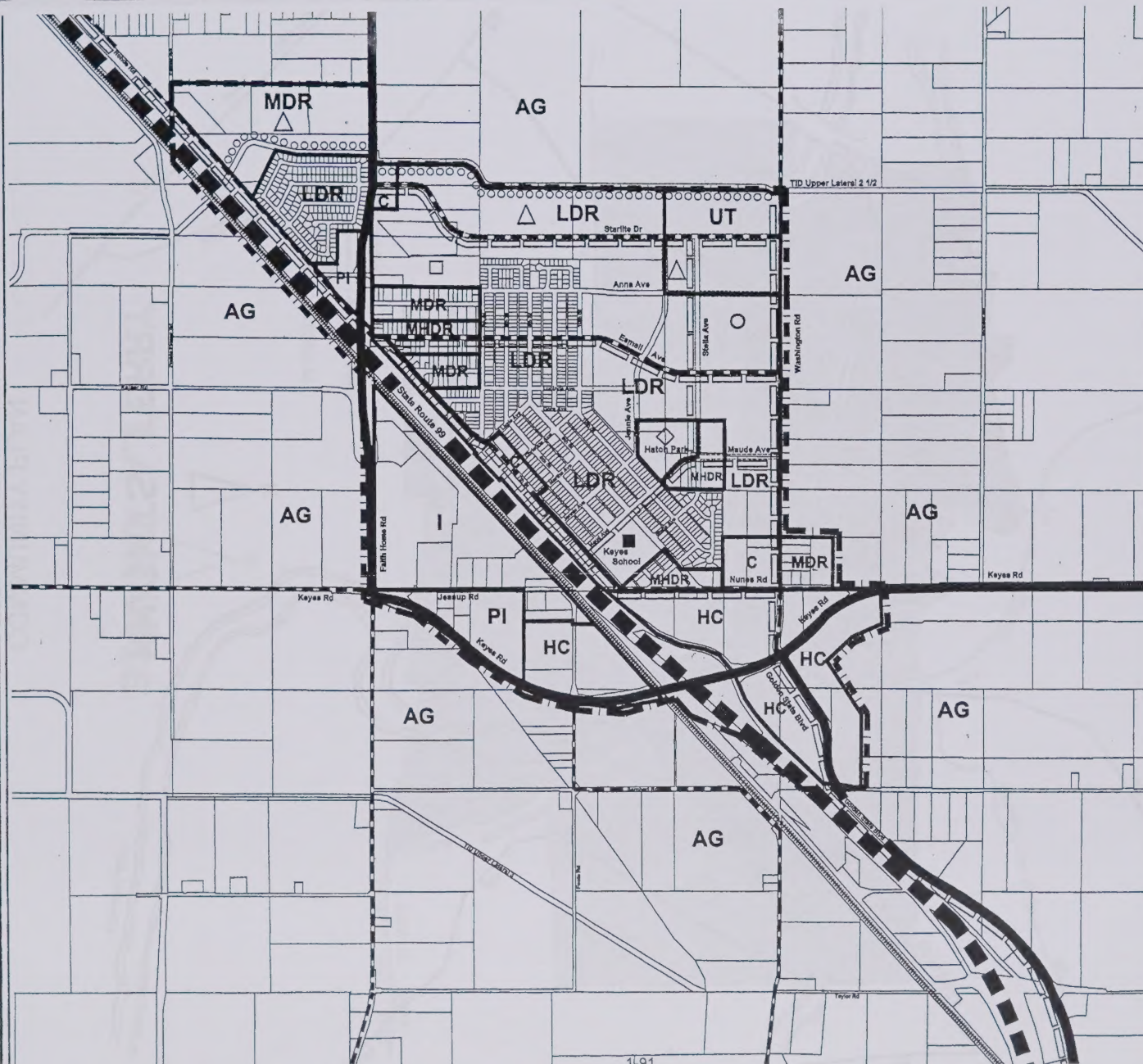


HICKMAN

COMMUNITY PLAN



(PLEASE NOTE:
ALL CIRCULATION/
TRANSPORTATION
DESIGNATIONS IN
THE COMMUNITY
PLANS HAVE BEEN
SUPERCEDED BY
THE FOCUSED
GENERAL PLAN
UPDATE, GPA 2004-
03, ADOPTED ON
APRIL 18, 2006.)
REFER TO
CHAPTER 2



Keyes

Community Plan

Land Use Designations

- AG Agriculture
- UT Urban Transition
- LDR Low Density Residential
(0-7 du / acre)
- MDR Medium Density Residential
(0-14 du / acre)
- MHDR Medium-High Density Residential
(0-25 du / acre)
- C Commercial
- HC Highway Commercial
- I Industrial
- PI Planned Industrial

Parks and Schools

- | | Existing | Proposed* |
|-------------------|----------|-----------|
| Neighborhood Park | ▲ | △ |
| Community Park | ◆ | ◇ |
| Elementary School | ■ | □ |
| Middle School | ● | ○ |

*Symbol denotes general location.

Circulation

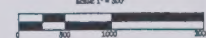
- Highway / Freeway
- Major Road
- Collector
- Future Road
- Railroad
- Bike Lane
- Multi-purpose Trail

Relevant Boundaries

- Community Plan Boundary

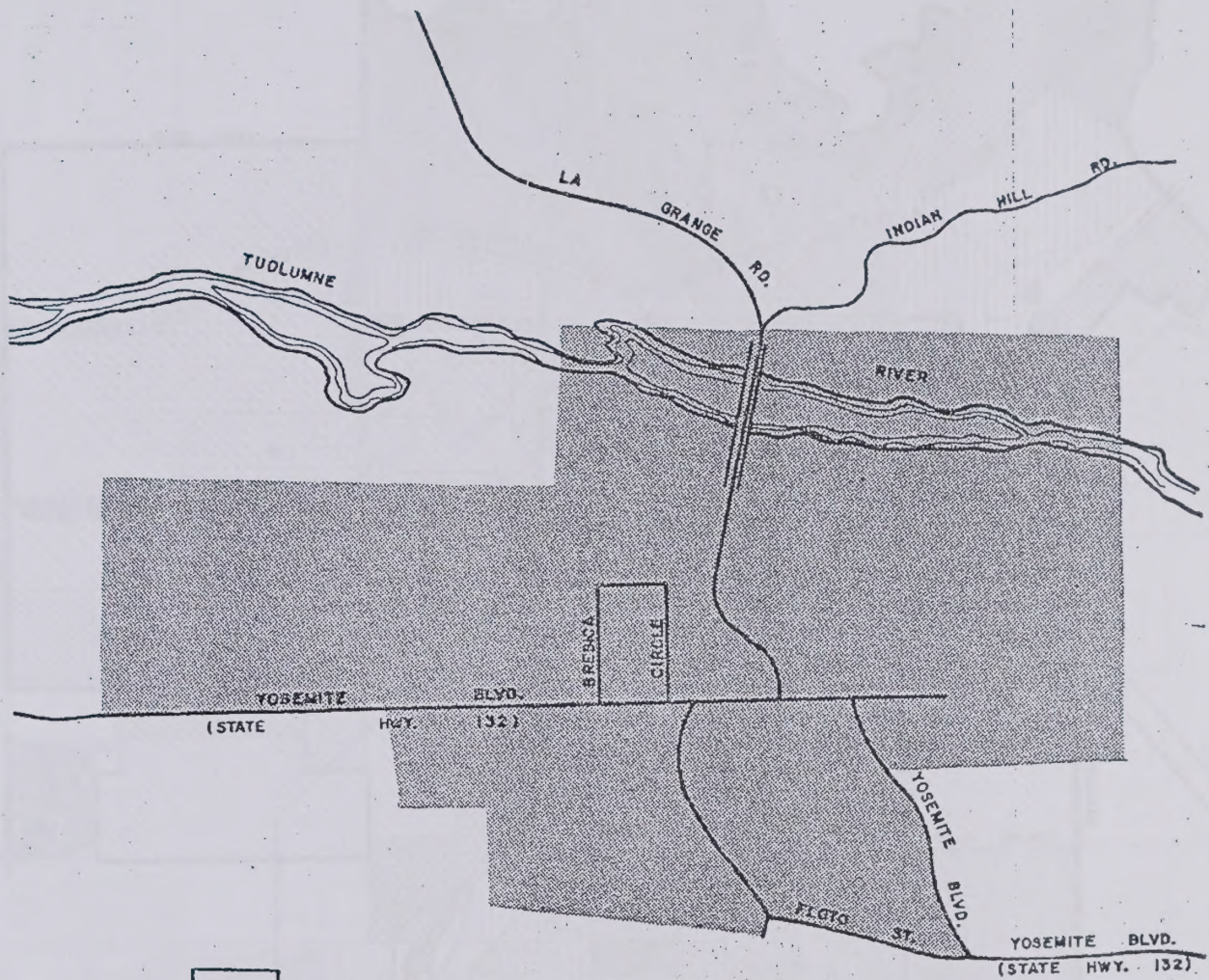


Scale 1" = 300'



RRM DESIGN GROUP
 Drafting / Planning / Engineering / Surveying / Interior / Landscape Architecture
 25 South Bascom Ave., Suite 200, San Jose, CA 95128-1614
 375 North Market Street, Suite 200, San Jose, CA 95133-1614
 1000 West Elgin Street, Suite 200, San Jose, CA 95128-1614

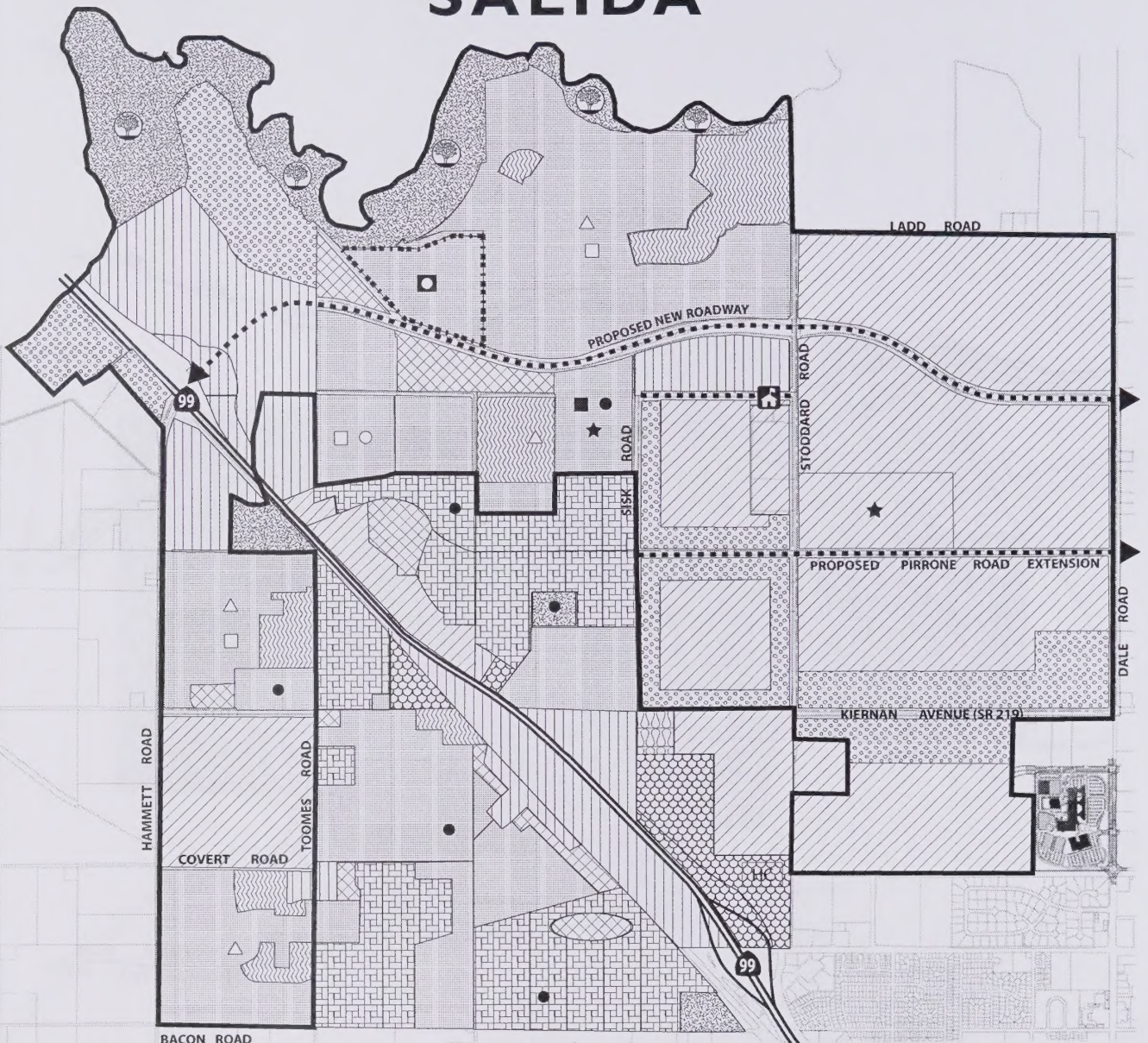
April 18, 2000



LA GRANGE

COMMUNITY PLAN

SALIDA



LAND USES

- Low Density Residential
- Low Density Residential (Within Project Boundary)
- Medium Density Residential
- Medium High Density Residential
- Business Park
- Commercial
- Industrial
- Planned Industrial
- Planned Development
- HC Highway Commercial
- Agricultural

PARKS AND SCHOOLS

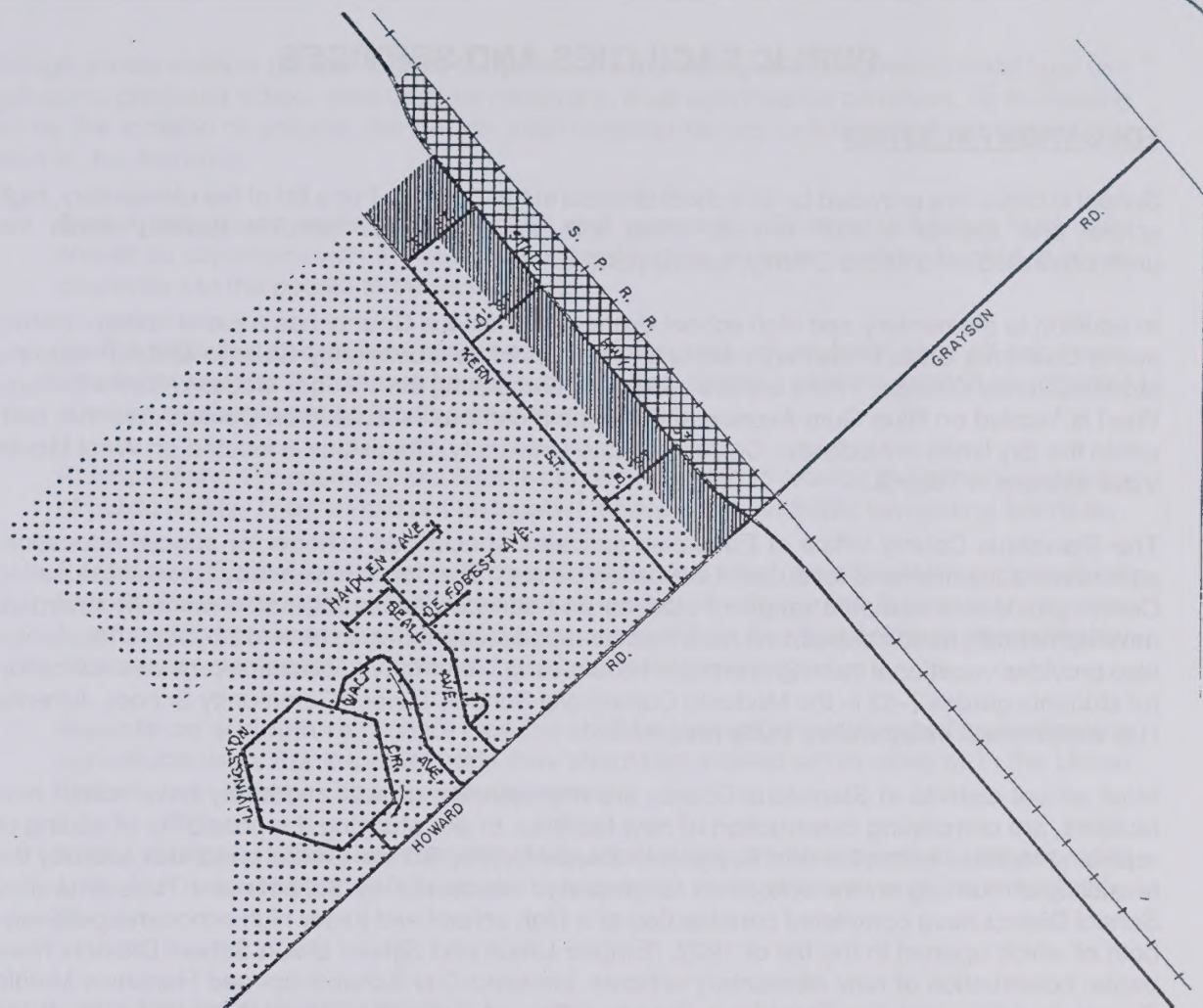
- | Existing | Proposed | |
|----------|----------|------------------------|
| | | Neighborhood Park* |
| | | Elementary School* |
| | | Middle School* |
| | | High School* |
| | | Stanislaus River Park* |

PUBLIC FACILITIES

- New Road
 - Special Treatment Area
 - Amendment Area Boundary
 - Existing Waste Water Treatment Plant*
 - Proposed Fire Station*
- N
- 0 600 1200 1800

COMMUNITY PLAN

* Symbol denotes general location



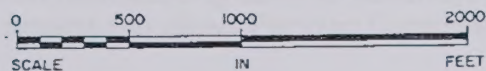
- | | |
|---|-------------|
|  | AGRICULTURE |
|  | RESIDENTIAL |
|  | COMMERCIAL |
|  | INDUSTRIAL |

HOWARD RD.

W. FRANK COX RD.

TOWN OF
WESTLEY

COMMUNITY PLAN



PUBLIC FACILITIES AND SERVICES

EDUCATION FACILITIES

School facilities are provided by 36 school districts in the County. For a list of the elementary, high school and special school districts along with their individual schools located within the unincorporated area of the County, see Appendix 1-4.

In addition to elementary and high school districts, Stanislaus County has a junior college district and a California State University campus. The Yosemite Community College District supports Modesto Junior College. There are two campuses comprising the college. Modesto Junior College West is located on Blue Gum Avenue and the main campus is located on College Avenue, both within the city limits of Modesto. California State University, Stanislaus is located on West Monte Vista Avenue in Turlock.

The Stanislaus County Office of Education operates specialized schools for special education, alternative education and an outdoor education center. The John F. Kennedy Special Education Center provides a complete range of classes and services for the trainable mentally retarded, developmentally handicapped, and multi-handicapped students, aged birth to 22 years. The center also provides vocational training and parent counseling. Alternative Education provides education for students grades 7-12 in the Modesto Community School, Turlock Community School, Juvenile Hall and through independent study programs.

Most school districts in Stanislaus County are experiencing growth and many have added new facilities, are completing construction of new facilities, or are studying the possibility of adding or replacing facilities within the next five years. Denair Unified School District continues to study the feasibility of building a new school on its property. Modesto City Schools and Turlock Unified School District have completed construction of a high school and junior high school respectively, both of which opened in the fall of 1992. Empire Union and Sylvan Union School Districts have begun construction of new elementary schools, Modesto City Schools opened Hanshaw Middle School in 1991, and the Stanislaus County Office of Education opened the John B. Allard Alternative Education Center in Turlock in 1992. In addition, many districts such as La Grange, Denair, Empire and Hughson High School District have accommodated growth by remodeling, renovating and/or adding relocatable units.

To help finance new school facilities needed to accommodate a growing population, state law allows school districts to levy development fees directly on new residential, commercial and industrial development (Government Code Section 65995). School districts may also acquire funds to provide school facilities in specific areas through a variety of other sources including mitigation fees, the state building program, creation of Mello-Roos Community Facilities Districts, and issue of local general obligation bonds.

California state law requires that the Land Use Element of the General Plan address criteria for locating various land uses, including school facilities. Stanislaus County has chosen to meet these requirements through the use permit process. Virtually all of the County zoning designations, including residential and agricultural zones, allow schools. This method requires a public hearing to be conducted prior to approval unless the school district chooses to ignore these regulations. According to state law, the school district may vote (2/3 vote required) to ignore County zoning regulations (Government Code Section 53094). This procedure is routinely used by districts in this County, with the result that public schools are rarely, if ever, actually subject to the use permit process.

Although school districts usually choose to operate independently of local governmental land use regulations, proposed school sites must be referred to local agencies for comment. In evaluating sites for the location of schools, the County shall consider factors including, but not necessarily limited to, the following:

- a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed school facility. Schools shall be located in areas convenient to the people to be served.
- b. **Traffic impacts and public road access.** Proposed school facilities shall not cause significant impacts that cannot be mitigated. School facilities shall be located on collector streets and should not be located on major streets.
- c. **Public safety.** Proposed school facilities shall be located to provide the maximum degree of public safety. They should not be located adjacent to high traffic generating activities.
- d. **Parcel size.** School facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in other areas is necessary in order to most efficiently serve the public. The typical parcel size for school sites is approximately 10 acres for elementary schools and 40 acres for high schools.
- e. **Impacts on agriculture.** School facilities shall be located to avoid impacts on adjoining agricultural uses. For the most parts they should be located within cities or in the Urban Transition area that a city will someday annex.
- f. **Noise, dust, and vibration.** The proposed school facility shall not cause an unreasonable amount of noise or dust and should not be located in areas where it would be impacted by the same.

PUBLIC BUILDINGS AND GROUNDS

With the exception of schools as discussed in the preceding section, most public buildings (such as the courthouse, County administration building, city halls, etc.) are located within the limits of incorporated cities. However, the County's public safety center and social services complex (County Center VI) are located in an unincorporated area near Ceres. In addition, there is much public land in the unincorporated part of the County. Most of this land is used for parks or preserved as open space. The locations of these lands can be found on Map 3-12 of the Conservation/Open Space Element.

This map also indicates lands owned by the United States Government which are used as open space. In addition to land used for open space, the United States Government owns the Crows Landing Naval Air Station near the town of Crows Landing. (This facility became a NASA facility in mid-1993, when the Navy abandoned it.) Land owned by the State of California is used largely for open space (both existing and future parks) and as right-of-way reserved for the future construction or expansion of roads.

In addition to identifying existing public buildings and grounds, the Land Use Element is required to designate "the proposed general distribution and general location and extent of the uses of land for . . . public buildings and grounds" Stanislaus County has chosen to permit public buildings and grounds in virtually all of the various zoning districts. Generally, a use permit is required, which allows public review of the request and allows Planning Commission review to ensure suitable

locations. This method recognizes the diversity of the areas the plan covers, ranging from residential and commercial neighborhoods to farm and industrial lands. It also recognizes that such facilities could include a variety of uses such as hospitals, office buildings, fire stations, and airports. The permit process allows specific review of the relationships between the proposed uses and those that surround them either currently or in the future. It also allows the County to review the project as it relates to the objectives of this plan. Sites identified on city general plans as being appropriate for public facilities, when within Urban Transition, shall be considered consistent with this plan. In some instances, the state or federal law preempts local control and requirements. Therefore, review is only effective when the agency cooperates.

In evaluating the consistency of a public facility, the County shall consider factors including, but not necessarily limited to, the following:

- a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed public facility. The facility shall be located in an area that is convenient to the users of the facility.
- b. **Traffic impacts and public road access.** The proposed facility shall not cause significant traffic impacts that cannot be mitigated. In the case of public facilities for open space (wildlife areas, etc.), it is important that traffic not be allowed to impact the open space area.
- c. **Noise, dust and vibration.** The proposed facility shall not cause an unreasonable amount of noise, dust or vibration and should not be located in areas where it would be impacted by the same.
- d. **Public safety.** Proposed public facilities shall be located to provide the maximum degree of public safety.
- e. **Soil types.** Public facilities shall be located as much as possible on poorer soils unless such location is clearly not practical.
- f. **Parcel size.** Public facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in another area is necessary due to specialized requirements of the facility.
- g. **Impacts on agriculture.** Facilities shall be located to avoid impacts on adjoining agricultural uses.

LIQUID AND SOLID WASTE DISPOSAL FACILITIES

Solid Waste. With the passage of the California Integrated Waste Management Act of 1989 (AB 939), all counties and cities are mandated to provide fully integrated systems to deal with their solid waste. The law requires all communities to reduce the amount of solid waste that goes to disposal by 25% by 1995. That mandate increases to 50% reduction in the year 2000. The County is required to produce a comprehensive planning and implementation document, the Countywide Integrated Waste Management Plan (CIWMP), to guide the County and the incorporated cities in every detail of their solid waste management activities.

The CIWMP provides direction and establishes goals so the entire community will be assured adequate, long-term disposal capacity. The law requires local jurisdictions to prioritize their waste management systems by utilizing the following hierarchy:

SOURCE REDUCTION

RECYCLING AND COMPOSTING

ENVIRONMENTALLY SAFE TRANSFORMATION AND LANDFILLING

To enable the County to meet state mandates, the community must have systems and facilities that are not only used for disposal, but also are capable of diverting significant portions of our waste from either landfilling or transformation (waste-to-energy).

Current status: The eight permitted solid waste facilities in Stanislaus County are described below.

Fink Road Landfill -- Owned and operated by Stanislaus County, this facility has a Class III fill operation for general refuse and a Class II monofill used exclusively for ash residual from the waste-to-energy facility.

Geer Road Landfill -- This facility is not actively receiving waste and is going through extensive state-mandated closure and post-closure activities. The facility is owned by Stanislaus County and the City of Modesto; Stanislaus County is performing the closure activities.

Bonzi Landfill -- This facility is a Class III landfill that is currently permitted to receive specified inert wastes. Owned and operated by a private company.

Stanislaus Resource Recovery Facility -- This is an 800-ton-per-day, mass-burn, waste-to-energy facility. Electricity is generated and sold to a public utility to offset the cost of the plant construction, operation and maintenance. Owned and operated by a private company.

Modesto Disposal Service Transfer Station/Resource Recovery Facility -- This is a large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company.

Turlock Transfer -- Large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company. The only facility that is inside an incorporated city (Turlock).

Bertolotti Transfer and Recycling Center -- Large-volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. Owned and operated by a private company.

Gilton Resource Recovery/Transfer Facility -- Owned and operated by a private company, this large-volume transfer station is permitted to receive general waste and recyclables from residential, commercial and industrial sources.

A majority of the collection and removal of garbage and refuse in the County is performed by franchised and permitted waste haulers. Private individuals can use any of the facilities except the Geer Road Landfill, which is closed, and the waste-to-energy facility, which restricts access to non-permitted haulers.

Recovery of recyclable and reusable materials takes place at each of the transfer stations. In addition, all of the franchised refuse haulers in the County operate systems for the curbside collection of recyclables on their residential routes.

Future perspective: Stanislaus County will continue to take a very active role in all aspects of solid waste management. Medium- and long-range plans will incorporate both future landfill capacity and diversion facilities. Projects like composting operations and material recovery facilities need to be planned for and encouraged. Facilities and projects that deal with the diversion of special wastes (food processing residue, demolition/construction waste, inert wastes, tires, de-watered sewage sludge and household hazardous wastes) should be allowed to continue and expand as justifiable.

It is imperative that both existing and potential disposal and diversion facilities be protected, thereby assuring proper opportunities for their continued use, expansion or development. The County will ensure that no new uses that conflict with solid waste facilities are permitted next to, or near, such sites.

Responsible Departments: Environmental Resources, Board of Supervisors

Liquid Waste. Liquid waste facilities (sewer plants) are located throughout the County. Each of the incorporated cities has its own facilities as do the unincorporated communities of Grayson and Salida. The Stanislaus County Housing Authority owns the system which serves Westley. The towns of Keyes and Denair use Turlock's facilities and Empire uses Modesto's. Nearly all of the city's facilities are within the limits which they serve (six of nine) although all but one of these facilities are surrounded on at least three sides by County land (See Appendix I-6). Riverbank's plant is in San Joaquin County. Modesto's plant is partly inside the city and partly outside. Only Waterford's facilities are located totally in the County. In addition to incorporated towns, the systems which serve Grayson, Salida, and Westley are located in the County.

Liquid waste facilities are permitted only in the A-2 (General Agriculture), PD (Planned Development) and M (Industrial) zoning districts. In all three districts, public hearings are required in order to approve the project, thereby assuring proper opportunities for complete review.

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

AREAS SUBJECT TO FLOODING

There are a number of areas within Stanislaus County which are subject to periodic flooding. They are located along the natural watercourses. These include the County's three major rivers: the Stanislaus, the Tuolumne and the San Joaquin. Several creeks are subject to flooding as well: Salado, Del Puerto and Orestimba west of the San Joaquin River; and Dry Creek, Little John Creek, and Sand Creek on the east side of the County. The Farmington Flood Control Basin located on Little John Creek in the northeasterly part of Stanislaus County floods periodically in order to protect lands downstream. In addition, all of the creeks flowing out of the Diablo Mountains should be considered potentially flood prone.

The County has recognized the need to plan and protect its residents as much as possible from flooding hazards. It has adopted a Flood Damage Protection Ordinance. It makes reference to the flood hazard areas which have been identified by the Federal Insurance Administration. The County has adopted that agency's Flood Insurance Rate Maps (FIRM) and has adopted specific regulations pertaining to building activities within those areas. Detailed maps are available in the County Department of Public Works, Building Inspection Division. The subject of flooding is discussed extensively in the Safety Element.

Responsible Departments: Public Works, Building Inspections

LAND USE ELEMENT

APPENDICES

APPENDIX I-1

RESOLUTION NO. 87-1

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATION ON UPPER MCHENRY AVENUE.

WHEREAS, the proper regulation of development along McHenry has been the subject of concern to the City of Modesto and the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the upper McHenry frontages for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 74-1 on April 11, 1974 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on upper McHenry Avenue.

Precise plans should be adopted to provide for two collector streets to cross McHenry at one-quarter mile intervals between Pelandale Avenue and Kiernan Avenue.

No planned development application should be approved which would conflict with the above mentioned precise plans or with the adopted Pelandale Avenue precise plan.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Shopping centers should be permitted only at the McHenry Avenue-Pelandale Avenue and McHenry Avenue-Kiernan Avenue intersections.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation.

The "Planned Development" designation which has been applied to upper McHenry Avenue should not be interpreted to allow non-residential uses to project easterly or westerly from the

McHenry frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area. With the exception of the shopping centers at the corners listed above, the following depths are hereby established:

- A. From Modesto Irrigation District Lateral No. 6 north - 450 feet from the centerline of McHenry Avenue.
- B. From the Modesto City Limits north to Lateral No. 6 on the east side of McHenry Avenue - 488 feet from the centerline of McHenry Avenue.
- C. From the Modesto City Limits north to Lateral No. 6 on the west side of McHenry Avenue - the westerly property lines of the existing parcels.

Planned development applications on upper McHenry Avenue should include provisions for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Modesto City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Modesto and/or connected to the Modesto public sewer system when such annexation or sewer connection is demanded by the City of Modesto with the approval of the Stanislaus County Board of Supervisors.

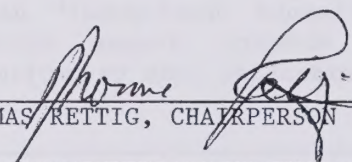
All residential planned development approvals shall include provisions for annexation to the City of Modesto prior to occupancy thereof.

All planned development applications should provide for consistence with City of Modesto and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress,
Wikoff
NOES: None
ABSTAIN: Stephens


THOMAS RETTIG, CHAIRPERSON

APPENDIX I-2

RESOLUTION NO. 87-2

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION AMENDING
DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED
DEVELOPMENT APPLICATIONS ON EAST F STREET, OAKDALE

WHEREAS, the proper regulation of development along East F Street has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate the frontages of East F Street for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-4 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on East F Street.

No planned development application should be approved which would conflict with the precise plans of the City of Oakdale or Stanislaus county in regard to road right-of-way.

All planned development approvals shall provide for establishment of access driveways at intervals no closer than 200 feet where possible and on-site accessways (customer-front; freight-rear) shall be provided as approved.

Planned development approval on properties which are no on the intersections noted above should be limited to uses with a demonstrated history of lower traffic generation or which serve the traveling public.

The "Planned Development" designation which has been applied to upper East F Street should not be interpreted to allow non-residential uses to project northerly or southerly from the East F Street frontage to the extent that they could initially or potentially diminish the agricultural or residential usage of lands in the immediate area.

Planned development applications on East F Street should include provision for the ultimate usage of entire contiguous ownerships.

All non-residential planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the Oakdale City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the City of Oakdale and/or connected to the Oakdale public sewer system when such annexation or sewer connection is demanded by the City of Oakdale with the approval of the Stanislaus County Board of Supervisors.

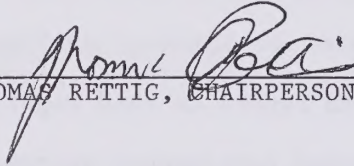
All residential planned development approvals shall include provisions for annexation to the City of Oakdale prior to occupancy thereof.

All planned development applications should provide for consistence with City of Oakdale and County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress,
Wikoff
NOES: None
ABSTAIN: Stephens


THOMAS RETTIG, CHAIRPERSON

APPENDIX I-3

RESOLUTION NO. 87-3

RESOLUTION OF THE STANISLAUS COUNTY PLANNING COMMISSION ESTABLISHING DEVELOPMENT POLICIES WITH RESPECT TO THE REVIEW AND APPROVAL OF PLANNED DEVELOPMENT APPLICATIONS AT FREEWAY INTERCHANGES AND ADJACENT FRONTAGE ROADS.

WHEREAS, the proper regulation of development at freeway interchanges and adjacent frontage roads has been the subject of concern to the County of Stanislaus for a long period of time, and

WHEREAS, the Stanislaus County Board of Supervisors, on the recommendation of the County Planning Commission, amended the Land Use Element of the Stanislaus County General Plan to designate these interchanges and frontage road areas, for "Planned Development", and

WHEREAS, it is consistent with the "Planned Development" designation to establish development policies which will serve as guidelines for property owners and the County in the formulation and review of specific development proposals, and

WHEREAS, the Stanislaus County Planning Commission adopted Resolution No. 77-5 on April 14, 1977 to establish said policies.

NOW, THEREFORE, BE IT RESOLVED that the following policies are hereby established by the Stanislaus County Planning Commission with respect to the development of the "Planned Development" designations on freeway interchanges and adjacent frontage roads.

Planned Development Applications for freeway and adjacent frontage roads should be for only those uses that service highway oriented traffic and would not be more properly located in any of the zoning districts existing in the County of Stanislaus or any of the cities within the County.

All planned development applications for adjacent freeway frontage roads should include provision for the ultimate usage of entire contiguous ownerships. However, the application may provide for the phasing of development.

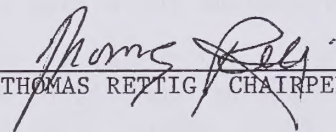
All planned development approvals shall include as an exhibit thereto, a signed agreement in a form satisfactory to the appropriate City Attorney and Stanislaus County Counsel guaranteeing that the property on which the planned development is applicable will be annexed to the appropriate city and/or connected to a public sewer system when such annexation or sewer connection is demanded by said city with the approval of the Stanislaus County Board of Supervisors.

All planned development applications should provide for consistence with County of Stanislaus standards with respect to landscaping, off-street parking, sign control and street improvements.

The Planning Commission should review all divisions of land within the planned development designation to insure that such divisions are consistent with the above policies and approved land uses.

PASSED AND ADOPTED this 21st day of May, 1987 on motion of Commissioner Parks, seconded by Commissioner Steinpress, by the following vote:

AYES: Coe, Entin, Graham, Hertle, Parks, Rettig, Steinpress,
Wikoff
NOES: None
ABSTAIN: Stephens


THOMAS RETTIG CHAIRPERSON

APPENDIX I-4

SCHOOL DISTRICTS IN STANISLAUS COUNTY

ELEMENTARY SCHOOL DISTRICTS

Ceres Unified School District
Chatom Union School District
Denair Unified School District
Empire Union School District
Gratton School District
Hart-Ransom Union School District
Hickman School District
Hughson Union School District
Keyes Union School District
Knight's Ferry School District
La Grange School District
Modesto City School District
Newman-Crows Landing Unified School District
Oakdale Union School District
Paradise School District
Patterson Joint Unified School District
Riverbank School District
Roberts Ferry Union School District
Salida Union School District
Shiloh School District
Stanislaus Union School District
Sylvan Union School District
Turlock Joint Union School District
Valley Home Joint School District
Waterford School District

HIGH SCHOOL DISTRICTS

Ceres Unified School District
Denair Unified High School District
Hughson Union High School District
Modesto High School District
Newman-Crows Landing Unified School District
Oakdale Joint Union High School District
Patterson Joint Unified School District
Turlock Joint Union High School District

OTHER DISTRICTS OR SCHOOLS

Yosemite Community College District
California State University - Stanislaus
John F. Kennedy Complex for Special Education

APPENDIX I-5

LEGAL AUTHORITY FOR ADOPTION OF IMPROVEMENT ASSESSMENTS

General Obligation Bonds

Article XIII A, Section 1 of the California Constitution permits local agencies to issue "general obligation" bonds, subject to certain restrictions, to purchase or improve real property.

Mello-Roos Assessments

Section 53311 et. seq., of the California Government Code establishes and governs use of the "Mello-Roos community Facilities Act of 1982." Mello-Roos allows formation of a community facilities district to provide one or more of the following services:

- "(a) Police protection services, including, but not limited to, criminal justice services. However, criminal justice services shall be limited to providing services for jails, detention facilities, and juvenile halls.
- (b) Fire protection and suppression services, and ambulance and paramedic services.
- (c) Recreation program services and the operation and maintenance of parks and parkways.
- (d) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems.

In addition "a community facilities district may provide for the purchase, construction, expansion, or rehabilitation of any real or other tangible property with an estimated useful life of five years or longer which is necessary to meet increased demands placed upon local agencies as the result of development or rehabilitation occurring within the district. For example, a community facilities district may provide facilities, including, but not limited to, the following:

- (a) Local park, recreation, or parkway facilities.
- (b) Elementary and secondary school sites and structures provided that the facilities meet the building area and cost standards established by the State Allocation Board.
- (c) Libraries.
- (d) The district may also finance the construction of natural gas pipeline facilities, telephone lines, and facilities for the transmission or distribution of electrical energy to provide access to those services to customers who do not have access to those services.
- (e) Any other governmental facilities which the legislative body creating the community facilities district is authorized by law to construct, own, or operate."

Benefit Assessment Districts

Regulations governing the Benefit Assessment District Act of 1982 are found in Government Code Section 54701 et. seq. This code allows a local government to form an assessment district to provide and pay for facilities needed for drainage, flood control, and street lighting.

Improvement Districts

Section 5000 et. seq. of the Street and Highways Act includes the provisions for forming districts under the 1911 Improvement Act. Such districts can be formed to provide infrastructure for sanitary sewers, drainage, grading, sidewalks, lighting, water supply, fire protection, flood protection, gas supply and almost anything else to improve street and highways.

Community Services District

Section 61600 et. seq. of the Government Code governs the use of community services districts to provide services. The purpose of a community services district is as follows:

- "(a) To supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation.
- (b) The collection, treatment or disposal of sewage, waste and storm water of the district and its inhabitants.
- (c) The collection or disposal of garbage or refuse matter.
- (d) Protection against fire.
- (e) Public recreation by means of parks, including, but not limited to, aquatic parks and recreational harbors, playgrounds, golf courses, swimming pools or recreation buildings.
- (f) Street lighting.
- (g) Mosquito abatement.
- (h) The equipment and maintenance of a police department or other police protection to protect and safeguard life and property.
- (i) To acquire sites for, construct, and maintain library buildings, and to cooperate with other governmental agencies for library service.
- (j) The opening, widening, extending, straightening, surfacing, and maintaining, in whole or part of any street in such district....
- (k) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (j)....
- (l) the conversion of existing overhead electric and communication facilities to underground locations....
- (m) To contract for ambulance service to serve the residents of the district as convenience requires....
- (n) To provide and maintain public airports and landing places for aerial traffic.
- (o) To provide transportation services."

School Facilities

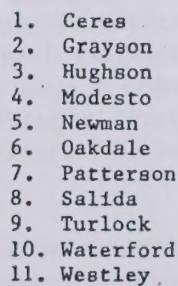
State law authorizes school districts to impose impact fees.

Subdivision Map Act

The State Subdivision Map Act (Section 66410 et. seq. of the California Government Code) includes provisions for requiring dedication for school property and parks. It also includes provisions for imposition of fees for both on-site and off-site improvements made necessary by the proposed development.

General Police Power

Stanislaus County, as all cities and counties, may implement general policies by imposing certain fees as part of its police power. A 1985 California Supreme Court decision Candid Enterprises v. Grossmont Union School, 39 Cal 3d 878 (1985) found that, under the general police power, a policy in the General Plan was adequate authority for imposing school fees not otherwise specifically mentioned in State Law.



MEMORIAL OF JEWELL BLANT



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CIRCULATION ELEMENT

An efficient, integrated transportation system is essential to maintaining the quality of life and facilitating the economic growth of the County of Stanislaus. Over the past few decades, the County has been able to sustain its growth without extensive expansion of County roads and State Highways because sufficient capacity has been available on the existing system to absorb the traffic generated by new growth. However, over the past few years, the rate of traffic growth in the County has started to exceed the available transportation system capacity in some areas of the County, particularly in and around the more urbanized areas. In addition, roughly one-fifth of the workers living in Stanislaus County commute to jobs outside the county each day placing greater demand on freeways, county roads and bridges that provide access to adjacent counties.

Since 1970, the annual rate of growth of the total population of Stanislaus County has ranged from 2.2% to 4.4% (*StanCOG spreadsheet, 2004*). Although some growth has been in unincorporated towns, most of this growth has occurred within the incorporated cities of Stanislaus County. Consequently, the County must plan for new urban and rural roads to be built as part of development proposals and expansion of existing roads to connect major traffic generators (i.e., incorporated cities). These roads will facilitate inter-city traffic movement between the cities and between neighboring counties.

Goods movement will also increase with an expanded population and economic base. The large urbanized areas require millions of tons of goods each year to maintain their economic activities. Transport of agricultural commodities has long been an important function in the Stanislaus County area. Stanislaus County is an important food processing region for the State, nation and the world. Poultry, dairy, and vegetable products are processed and distributed throughout the world from here every day. Goods movement is the result of production activities within and outside of the region, and movement takes place within a complex system of routes, modes, terminals, and warehouse facilities.

Stanislaus County is principally an agricultural region which produces and specializes in a number of products. Nearly 80% of the County's land is devoted to agricultural production, compared to 25% in the State as a whole (*California Department of Conservation, 2002; Department of Finance*). However, in the case of Stanislaus County, when raw materials are bulky, perishable, and of relatively low value, it is natural that processing will occur nearest to the place where the raw material is produced, not only to reduce the bulk, but to raise the value in order to be able to sustain transportation costs. With agricultural processing occurring throughout the County, in many of its towns and in the cities, transportation and circulation are key factors in determining the health of the County's economy.

The State has also recognized the importance of the agricultural goods movement in Central Valley areas such as Stanislaus County. The State's Goods Movement Action Plan identifies four high priority gateway regions in California that are necessary to support the continued growth of the California economy. The Central Valley region, which includes Route 99 and Interstate 5 and other important east-west corridors that traverse Stanislaus County, is one of these high priority regions. Traffic congestion and operational conflicts between trucks and passenger vehicles have been identified as key issues that need to be addressed to maintain an efficient goods movement network in the Central Valley.

Agriculture and manufacturing depend on an efficient, rapid, and economical transportation system to move supplies and final products. Continued allocation, improvement, and maintenance programs will ensure a circulation system vital to the County's economy.

PURPOSE

The Circulation Element of the General Plan identifies goals, policies and implementation measures that ensure compatibility between land use, infrastructure and transportation modes. The information gathered that gives rise to this element is provided in Chapter 2 of the "Stanislaus County General Plan - Support Documentation."

The Circulation Element of the County General Plan depicts corridors for public mobility and access which are planned to meet the needs of the existing and anticipated population of Stanislaus County. The adoption of this Circulation Element by the Board of Supervisors of Stanislaus County complies with California Government Code Section 65302(b), which requires each county and city to prepare, as part of their general plan, a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

The Stanislaus County Circulation Element serves to: (1) provide a system of roads throughout the County which reflects land use needs; and (2) support a broad range of transportation modes. Development of these facilities is based on the needs generated by future land use and represents the anticipated needs of each area when fully developed to the uses and densities proposed by the General Plan. Increased demand for circulation facilities is based on the need of an increased number of people to move about and the increased need to move goods from place to place.

Stanislaus County maintains more than 1,500 miles of roadways within the unincorporated area (*Stanislaus County Public Works, 2004*). These roads provide access to individual parcels and serve as major corridors between urban areas. The mobility of those without automobiles is effectively restrained and, as the population grows, increased traffic could adversely affect air quality. The lower the residential density, the less likely that public transit systems can be supported. This element recognizes that the auto is and will be in the future the overwhelming transportation choice for most of the populace. This element also incorporates strategies intended to encourage land uses that support public transit and other transportation modes that will contribute to improved air quality in the future.

CONSISTENCY WITH THE REGIONAL TRANSPORTATION PLANS AND LOCAL GENERAL PLANS

Efficient transportation systems cannot be created without forging effective linkages between the internal transportation network (which is the responsibility of the County and the cities) and the external transportation network (which is the responsibility of other local, State and federal entities). By incorporating policies, standards, and implementation measures to ensure consistency with the external systems, the County can play an important role in building a regional transportation system that provides seamless integration between internal and external systems thereby facilitating the movement of both people and goods. This element incorporates recommendations from each of the cities' general plans, the Caltrans Transportation Corridor Reports, and the Regional Transportation Plan developed by the Stanislaus Council of Governments (StanCOG) to develop the specific recommendations contained in this chapter. The final recommendations of this chapter have been extensively reviewed by each jurisdiction, Caltrans, and StanCOG for consistency and compatibility.

LEVEL OF SERVICE

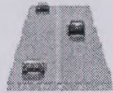
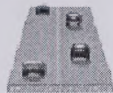
Level of service (LOS) is a standard measure of traffic service along a roadway or at an intersection. It ranges from A to F, with LOS A being best and LOS F being worst. Figure 2-1 provides illustrations of Level of Service conditions for two types of roadway situations commonly found in Stanislaus County (i.e., two-lane highways and unsignalized intersections at four-way stops). In very general terms, LOS A, B and C indicate conditions where traffic can move relatively freely. LOS D describes conditions where delay is more noticeable and average travel speeds are more unstable. LOS E indicates significant delays and average travel speeds vary greatly and are unpredictable; traffic volumes are generally at or close to capacity. Finally, LOS F characterizes traffic flow at very slow speeds (stop-and-go) and significant delays with queuing at unsignalized intersections; in effect, traffic demand on the roadway exceeds the roadway's capacity. As a matter of policy, Stanislaus County strives to maintain LOS C or better on all roadways. When measuring levels of service, Stanislaus County uses the criteria established in the Highway Capacity Manual published and updated by the Transportation Research Board.

TRAFFIC ANALYSIS

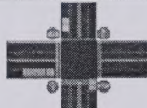
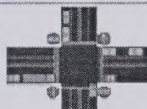
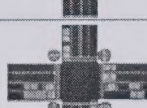
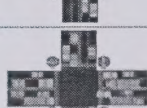
To confirm the need for transportation improvements identified in the Circulation Element, a forecast of traffic volumes and Level of Service is prepared based upon the level of growth anticipated by the year 2030, the planning horizon for the General Plan. The forecast is based on the latest population, housing and employment projections prepared by StanCOG, the agency designated by the State to prepare these forecasts. These forecasts were adjusted to reflect additional growth anticipated by the cities or the County since the adoption of the StanCOG forecast. The traffic study is provided in Chapter 2 of the "Stanislaus County General Plan - Support Documentation" and its recommendations have been incorporated into this element.

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Figure 2-1 Level of Service

LEVELS OF SERVICE for Two-Lane Highways			
Level of Service	Flow Conditions	Operating Speed (mph)	Technical Descriptions
A		55+	Highest quality of service. Free traffic flow with few restrictions on maneuverability or speed. No delays
B		50	Stable traffic flow. Speed becoming slightly restricted. Low restriction on maneuverability. No delays
C		45	Stable traffic flow, but less freedom to select speed, change lanes or pass. Minimal delays
D		40	Traffic flow becoming unstable. Speeds subject to sudden change. Passing is difficult. Minimal delays
E		35	Unstable traffic flow. Speeds change quickly and maneuverability is low. Significant delays
F			Heavily congested traffic. Demand exceeds capacity and speeds vary greatly. Considerable delays

Source: 2000 HCM, Exhibit 20-2, LOS Criteria for Two-Lane Highways in Class 1

LEVELS OF SERVICE Unsignalized Intersections Four Way Stop			
Level of Service	Flow Conditions	Delay per Vehicle (seconds)	Technical Descriptions
A		<10	Very short delays
B		10-15	Short delays
C		16-25	Minimal delays
D		26-35	Minimal delays
E		36-50	Significant delays
F		>50	Considerable delays

Source: 2000 HCM, Exhibit 17-22, Level of Service Criteria for AWSC Intersections

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STREETS AND ROADS

Road Classifications

A hierarchy of adequately sized roads will be required to provide access to facilitate the movement of people and goods throughout the County, provide access to future development within the unincorporated area and between cities, and maintain acceptable levels of service. The General Plan Circulation Diagram depicted in Figure 2-2 identifies the functional classification of key routes and distinguishes between existing and proposed future roads. The classifications as well as their required design and access standards are defined in the following index of road classifications (State Highways, and special circumstances and exceptions to these standards are noted in *italics*):

- A. Freeway. The function of a Freeway is to provide for the safe and efficient movement of large volumes of interregional, inter-city, and urban traffic at high-speeds. Freeways have no direct land service function. Access is restricted to roads via interchanges, and typically to Expressways and Majors. Parking is not permitted on freeways. Freeways in Stanislaus County are typically planned, constructed, and operated by Caltrans.

Interstate 5 and State Route 99 are the only Freeways that traverse Stanislaus County. Caltrans has prepared a feasibility study to expand State Route 99 to eight lanes through the county. Right-of-way and building setback requirements for these facilities are determined by Caltrans.

- B. Expressway. The function of an Expressway is to move high volumes of people and goods between urban areas within the county at higher speeds depending upon the level of access control. Direct access to abutting property is specified within the standard for each expressway class. Expressways serve a similar function to that of Freeways - the fast and safe movement of people and goods within the county - and provide access to the interregional freeway system. On-street parking is not permitted on Expressways except under very special and rare circumstances where the Department of Public Works has determined that traffic flow and safety conditions allow on-street parking. The design features of Expressways are determined by the level of access control and the number of lanes designated for each expressway route segment (see Figure 2-3):

- (1) A "Class A" Expressway is a fully access-controlled road with grade separated interchanges at intervals of approximately one mile at other Expressway, Major, or Local roads. The typical right-of-way is 110 or 135 feet (4 or 6 lanes, respectively).

State Route 120 (Oakdale Bypass from Valley Home Rd. to its eastern junction at State Route 108) is planned to be a Class A Expressway within the right-of-way planned and approved by Caltrans.

- (2) A "Class B" Expressway is a partially access-controlled road with traffic-controlled intersections at Major roads and other Expressways. Collectors and Locals are permitted right-in, right-out access only at 1/4- to 1/2-mile intervals. The typical right-of-way is 110 or 135 feet (4 or 6 lanes, respectively). On limited rights-of-way, Class B Expressways may be 100 feet for four lanes and 124 for six lanes.

State Route 219 (Kiernan Avenue between State Route 99 and State Route 108 (McHenry Blvd.) is planned to be a Class B Expressway. Caltrans has adopted an Official Plan Line for construction of the ultimate 6-lane facility.

State Route 132 from State Route 99 west to the San Joaquin County line is planned to be constructed along a new alignment as a Class B Expressway unless otherwise determined by Caltrans. Caltrans has adopted Project Study Reports for construction of the interim facilities.

- (3) A "Class C" Expressway is a limited access-controlled road with traffic-controlled intersections at Majors and other Expressways. Intersections at Collectors and Locals may or may not be controlled by a traffic signal. The typical right-of-way is 110 or 135 feet (4 or 6 lanes, respectively). On limited rights-of-way, Class C Expressways may be 100 feet for four lanes and 124 for six lanes.

Some State Highways that lie in the unincorporated area outside the spheres of influence of the cities and the community of La Grange (State Routes 4, 33, 120 except the Oakdale Bypass, and 132 along its existing Maze Blvd. alignment and east of Modesto) are planned to be Class C Expressways, unless otherwise determined by Caltrans.

Santa Fe Avenue, outside of the communities of Empire and Denair, and the City of Hughson, is planned to be an 4-lane Class C Expressway within an 85-foot right-of-way measured from the railroad right-of-way.

- C. Major. The function of a Major road is to carry moderate- to high-volume traffic to and from collectors to other Majors, Expressways, and Freeways with a secondary function of land access. Majors located within areas zoned for heavy or light industrial or that are expected to carry large or heavy trucks shall be constructed to Industrial Major standards. Limited direct access is provided to abutting property. On-street parking will be permitted only where the Department of Public Works has determined that traffic flow and safety conditions allow on-street parking. The typical right-of-way is 110 feet (up to 6 lanes, ultimately). On limited rights-of-way, Majors may be 100 feet.

State Routes 108 and 165 from State Route 99 to the Merced County line are planned to be Majors and State Route 33 within the cities of Patterson and Newman is planned to be an 80-foot Major, unless otherwise determined by Caltrans.

Santa Fe Avenue, within the communities of Empire and Denair, and within the City of Hughson, is planned to be an 85-foot Major measured from the railroad right-of-way.

- D. Collector. Collectors serve a dual function by providing both access to abutting property and movement of moderate volumes of people and goods for medium length trips. Collectors serve as transition facilities, carrying traffic from lower to higher level roads. Most Collectors are two-lane roads with a typical right-of-way of 60 feet. On-street parking will be permitted only where the Department of Public Works has determined that traffic flow and safety conditions allow on-street parking. In urban residential subdivisions, roads not shown on the General Plan Circulation Diagram or as an Official Plan Line that will serve more than 50 dwelling units, when the maximum density and full extent of the development is considered, shall be deemed Collectors. In some instances, the Department of Public

Works may determine that project design features dictate that a road serving as few as 20 urban dwelling units be deemed a Collector. Under certain circumstances, 80 feet of right-of-way may be required to provide additional capacity to provide two additional through lanes to accommodate projected traffic demand, to facilitate the movement of large trucks, or to improve safety due to limited visibility or other safety hazards. Table 2-1 lists the 80-foot Collectors.

- E. Local. Local roads serve as land access facilities in the agricultural areas of the County by providing both direct access to abutting property and movement of small volumes of people and goods for medium length trips. Locals are two-lane roads with a typical right-of-way of 60 feet to safely accommodate drainage, utilities, and other physical improvements that may be located within the public right-of-way. In agricultural areas of the county, roads not shown on the General Plan Circulation Diagram or as an Official Plan Line shall be considered Locals. This classification also includes cul-de-sac and dead-end roads in agricultural areas of the county.
- F. Minor. Minor roads serve as land access facilities in the urban and industrial areas of the County by providing both access to abutting property and movement of small volumes of people and goods for short trips. In urban subdivisions, roads not shown on the General Plan Circulation Diagram or as an Official Plan Line, which will serve no more than 50 dwelling units, when the neighborhood is fully developed, shall be deemed Minors unless otherwise designated by the Department of Public Works. Minor roads are two-lane roads with a typical right-of-way of 50 feet. Minors located within areas zoned for heavy or light industrial or which are expected to carry large or heavy trucks shall be constructed to Industrial Minor standards with a typical right-of-way of 70 feet. This classification also includes cul-de-sac and dead-end roads in urban and industrial areas of the County.
- G. Private. Private roads serve as land access facilities and are not maintained by the County. Two types of Private roads are permitted in the County. These roads are generally not shown on the General Plan Circulation Diagram.

Agricultural access easements, providing access to parcels 20 acres or more, are included primarily to conform to state-mandated standards for private access roads in the State Responsibility Area as designated by the California Department of Forestry and Fire Protection. New roads under this category shall not exceed a 12% slope nor be less than 30 feet in width.

Private roads may also be approved by the Planning Commission or Board of Supervisors as an exception to the Subdivision Ordinance to provide access to parcels in an urban or planned development when it is determined that such a request serves a public purpose and that future divisions of land requiring road access to or through the development would not occur due to topographic features, physical barriers, existing development, and other physical constraints of the development and the adjacent lands. If approved, these roads shall be constructed to the same standards as County-maintained roads or other standard approved by the Department of Public Works.

Within the Spheres of Influence of any city, roadway improvements, dedications, building setbacks, and road reservations shall meet the development standards of the city consistent with the Spheres of Influence Policy in the Land Use Element of the General Plan, except in those areas subject to an individual city/county agreement. These requirements may change from time-to-time through

the adoption or revision of local land use plans or standards. To ensure consistency with a city's development standards, additional right-of-way may be required for each of the roadway classifications described above. Where design and access requirements of a city differ from those established by the County, development shall be required to meet the standards of the city. The County will consult with the city prior to the construction of transportation improvements within its sphere of influence to ensure consistency with the standards of that city.

Dedication Requirements

When land is subdivided or otherwise divided into smaller parcels in Stanislaus County, or when buildings are constructed, existing zoning and subdivision regulations provide for the dedication of land for eventual public road use within or adjacent to the development. It is required that sufficient land be dedicated to provide the width necessary for the ultimate road right-of-way based on the road classification of specific street plans. This dedication is based on the presumption that development will intensify use of the property and of the streets which provide access thereto. Findings must be made by the Planning Commission and the Board of Supervisors supporting this presumption when a subdivision application is being considered.

Funds for the acquisition of road right-of-way are derived from several sources. Typical of these sources is Highway Users Tax Funds, transportation funds from sales tax, fines, bonds, the County General Fund, and earned interest. Since these funds are used for maintenance and replacement, as well as for the acquisition of right-of-ways, any money utilized for the acquisition of road right-of-ways in new developments will decrease the amount of money available for the maintenance and construction of the County road system elsewhere. Road right-of-way acquisition policies in new developments encompass the possibility of further development beyond these particular pieces of property and usually require the provision of road right-of-ways through the property to adjoining property in order to provide access in the future. Policy One of Goal One addresses dedication requirements.

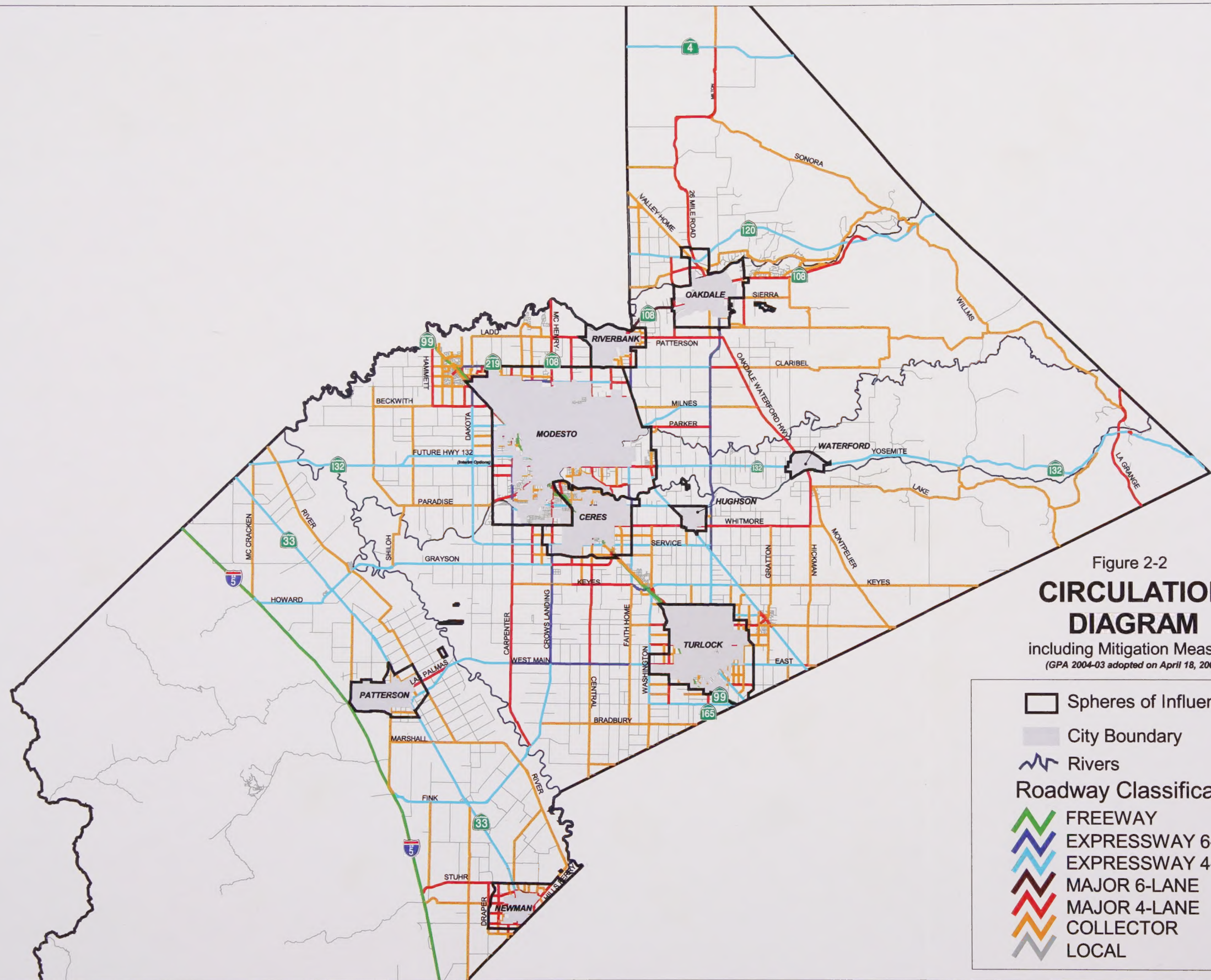


Figure 2-2
**CIRCULATION
 DIAGRAM**

including Mitigation Measures
 (GPA 2004-03 adopted on April 18, 2006)

- Spheres of Influence
- City Boundary
- Rivers
- Roadway Classification**
- FREEWAY
- EXPRESSWAY 6-LANE
- EXPRESSWAY 4-LANE
- MAJOR 6-LANE
- MAJOR 4-LANE
- COLLECTOR
- LOCAL

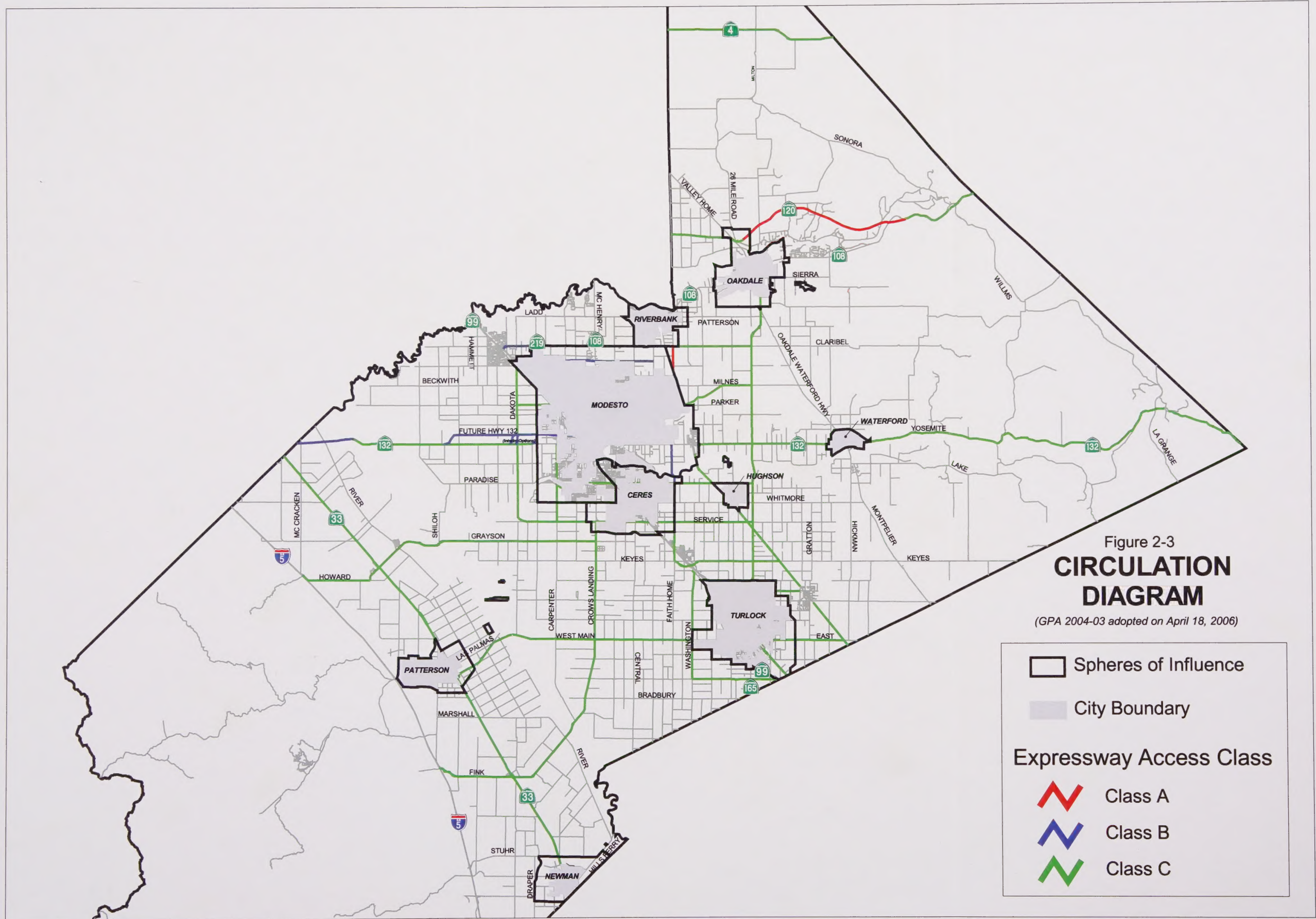


Figure 2-3
**CIRCULATION
 DIAGRAM**

(GPA 2004-03 adopted on April 18, 2006)

Spheres of Influence

City Boundary

Expressway Access Class

Class A

Class B

Class C

Table 2-1
Collector Routes Requiring at Least 80' of Right-of-Way*

The following designated collector routes require at least 80' of right-of-way either because of hilly terrains or greater than average anticipated traffic flows:

1. Claribel Road: Oakdale-Waterford Highway to Tim Bell Road.
2. Cooperstown Road: Warnerville Road to La Grange Road.
3. Crabtree Road: Highway 132 to Warnerville Road.
4. Del Puerto Canyon Road: Interstate 5 to Santa Clara County.
5. Dunton Road: Milton Road to Highway 4.
6. Eastman Road: 26 Mile Road to 28 Mile Road.
7. Emery Road: Warnerville Road to Fogarty Road.
8. Fogarty Road: Wamble Road to Emery Road.
9. Frankenheimer Road: 28 Mile Road to Sonora Road.
10. Hawkins Road: Lake Road to Keyes Road.
11. Hazeldean Road: Highway 132 to Tim Bell Road.
12. Hickman Road: East Avenue to Whitmore Avenue.
13. Kennedy Road: Highway 108/120 to Sonora Road.
14. Keyes Road: Santa Fe Avenue to Merced County Line.
15. Lake Road: Hickman Road to Highway 132.
16. Lancaster Road: Orange Blossom Road to Highway 108/120.
17. Milnes Road: Claus to Oakdale-Waterford Highway.
18. Milton Road: Highway 4 to Calaveras County Line.
19. Orange Blossom Road: Highway 108/120 to Sonora Road.
20. River Road: San Joaquin County Line to Highway 120.
21. Rock River Road: Willms Road to Tuolumne County Line.
22. Rodden Road: Highway 120 to Orange Blossom Road.
23. Sisk Road: Kiernan Avenue north to end.
24. Sonora Road: Milton Road to Highway 108/120.
25. Tim Bell Road: Lone Oak Road to Warnerville Road.
26. Twenty Eight Mile Road: Rodden Road to Sonora Road.
27. Wamble Road: Fogarty Road to Orange Blossom Road.
28. Warnerville Road: Albers Road to Cooperstown Road.
29. Willms Road: Cooperstown Road to Highway 108/120.

* This list only contains those Collector roads that require 80 feet of right-of-way. All other Collector routes are depicted in the Circulation Diagram depicted in Figure 2-2.

Recommended Approach Lanes

Additional lanes may be necessary at intersections to accommodate traffic making left-and right-turns. The recommended approach lane design at each intersection along these roadways is represented in Table 2-2. Precise intersection geometrics can be found in the Stanislaus County Department of Public Works Standards and Specifications. These geometrics will be used when establishing building setbacks and dedication requirements for development projects located in and around intersections, and may be modified in specific cases where the traffic impact analysis shows that additional approach lanes are needed to accommodate projected traffic.

Official Plan Lines

Official Plan Lines have been prepared for a number of roads in the County and adopted by the Board of Supervisors. Adoption of Official Plan Lines shows the intent of the County to widen these streets to a specified width along a specified alignment or build a new road at some future time. Official Plan Lines are often used when it is undesirable or impractical to widen a road by requiring legal dedication on both sides of the existing center line. Official Plan Lines are established to prevent any unnecessary removal of buildings or important natural features when the County is ready to build the road. Once adopted, building activity is prohibited inside the established setback lines although existing buildings may remain.

Identified ultimate road widths and alignments for the eventual widening or construction of a road have the important advantage of minimizing the cost to the County in the future. If new structures are permitted to be constructed in the proposed right-of-way, the County will be obligated to purchase portions of buildings and land lying within the proposed street line. It is also hoped that the disruption and dislocation of privately- owned improvements would also be minimized to reduce impacts on property owners. Adoption of Official Plan Lines or identification of ultimate street width requires foresight because the entire process of developing a transportation corridor is a slow one. A number of years may elapse before the last building, or even a majority of the buildings, are set back to the adopted line. Building setbacks may cause hardships to the first buildings that are required to be set back of the new line because they appear to be placed at the back of a parcel with old buildings projecting in front of them on both sides.

The process of adopting an Official Plan Line entails extensive technical studies and public outreach including a traffic analysis, environmental analysis, and detailed engineering studies to determine potential alignments and work with the affected property owners and the public to determine an appropriate alignment for each roadway. The Official Plan Lines adopted by the Board of Supervisors are listed in the Table 2-3. Some portions of these roads have been annexed into the spheres of influence or jurisdictional boundaries of the cities; therefore, city standards now apply to in those areas. This element includes proposed streets and roads that are necessary to support development planned within the cities' general plans. Generally, these streets and roads will be planned, developed and constructed upon annexation to the city. If, however, a city develops an Official Plan Line for any of these roadways, the city may also wish to submit that Official Plan Line to the County for adoption to ensure it is applied to new development within the sphere of influence.

**Table 2-2
RECOMMENDED APPROACH LANES**

Facility Type	Intersecting Road	Left	Through	Right
Expressway	Expressway	2	2 or 3	1
	Major*	2	2 or 3	1
	Collector*	1	2 or 3	1
	Local*	1	2 or 3	1
	Minor/Private			
Major	Expressway*	2	2 or 3	1
	Major	2	2 or 3	1
	Collector	1	2 or 3	1
	Local	1	2 or 3	1
	Minor/Private			
Collector	Expressway*	1	1 or 2	1
	Major	1	1 or 2	1
	Collector	1	1 or 2	1
	Local	1	1 or 2	1
	Minor/Private	0	1 or 2	0
Local	Expressway*	1	1 or 2	1
	Major	1	1 or 2	1
	Collector	1	1 or 2	1
	Local	1	1 or 2	1
	Minor/Private	1	1 or 2	1
Minor/Private	Expressway			
	Major			
	Collector	0	1	0
	Local	0	1	0
	Minor/Private	0	1	0

* When permitted, based on access policy for Expressway Class.

**Table 2-3
ADOPTED PLAN LINES**

NAME	FROM	TO
26 Mile Road	Dodds Road	Sonora Road
Blue Gum Avenue	Morse Road	North Ninth Street
Briggsmore Avenue	State Route 99	Claus Road
Carpenter Road	Crows Landing Road	Whitmore Avenue
Claus Road	State Route 132	State Route 108
Coffee Road	Orangeburg Avenue	Sylvan Road
Coffee Road	Sylvan Road	Patterson Road
Crane Road	Patterson Road	West F Street
Crows Landing	State Route 99	Whitmore Avenue
Crows Landing	Whitmore Avenue	West Main Street
Fink Road	Interstate 5	State Route 33
Fulkerth Avenue	State Route 99	Golden State Boulevard
Hatch Road	Carpenter Road	Crows Landing Road
Hatch Road	State Route 99	Mitchell Road
Hawkeye Road	State Route 99	Berkeley Avenue
Howard Road	Interstate 5	State Route 33
McHenry-Ladd-Patterson Intersection		
Mc Henry Avenue	Briggsmore Avenue	Stanislaus River
Monte Vista Avenue	State Route 99	Berkeley Avenue
Monte Vista Avenue	State Route 99	Golden State Boulevard
North Olive Avenue	Canal Drive	Monte Vista Avenue
Oakdale Road	Scenic Drive	Patterson Road
Orange Blossom Road	Rodden Road	Knights Ferry
Paradise Road	Sutter Avenue	Dunning Lane
Pelandale-Claratina	Dale Road	Claus Road
Roselle Avenue	Briggsmore Avenue	Floyd Avenue
Scenic Drive	Modesto City Limit	Claus Road
Sperry Road	Interstate 5	State Route 33
Standiford-Sylvan	State Route 99	Claus Road
Stearns Road	State Route 108	Oakhurst Drive
Stuhr Road	Interstate 5	State Route 33
Sylvan-Standiford Avenue	State Route 99	Claus Road
Yosemite Boulevard	Modesto City Limit	Waterford City Limit
Zeering Road	State Route 99	Hawthorne Street

Study Areas

Prior to adopting an Official Plan Line, focused traffic, engineering and environmental studies may be conducted to determine the appropriate alignment and right-of-way requirements for major transportation improvements. These studies are particularly useful when a new road is required or special circumstances, such as limited sight visibility or hilly terrain, warrant a more detailed traffic operations analysis to determine the appropriate design and alignment for the future facility. These studies will require extensive involvement by the cities, other public agencies, and the public, to determine the appropriate design and alignment of each facility. Eight special study areas have been identified as shown in Table 2-4.

**Table 2-4
SPECIAL STUDY AREAS**

STUDY AREA	DESCRIPTION	FROM	TO	SOURCE
1	Las Palmas Bypass	Patterson	San Joaquin River	StanCOG/Patterson
2	Southeast Turlock Interchange	Turlock	Merced County Line	Turlock
3	Washington Road Extension	Turlock	Keyes	Turlock
4	Dakota Avenue/Service Road (Tuolumne River Crossing)	Paradise Road	Service Road	Modesto/Ceres
5	North County Transportation Corridor	State Route 99	East of Oakdale	StanCOG
6	Briggsmore Avenue Extension	Briggsmore Avenue	Milnes Road	StanCOG/Modesto
7	State Route 132 Realignment and Widening	East of Empire	San Joaquin County Line	StanCOG
8	Claus/Garner/Faith Home Expressway	Modesto	Keyes	StanCOG
9	SR-99/Kiernan Avenue	Salida		County Project Study Report
10	SR-99/Hammett Road	Salida		County Project Study Report

Las Palmas Bypass: The Las Palmas Bypass (or Orange Avenue Extension) would provide a new connection from Sperry Road in Patterson to Las Palmas Avenue just west of the San Joaquin River. This project is planned to alleviate congestion along the Las Palmas corridor as proposed in the City of Patterson General Plan.

Southeast Turlock Interchange: The Southeast Turlock interchange is a study funded by a special federal grant to the City of Turlock and County of Merced. A joint planning study is underway to examine the potential realignment of State Route 165 to provide a bypass for the community of Hilmar that would connect to a new State Route 99 interchange in the southeast Turlock area which is required to support future planned development in the City of Turlock General Plan.

Washington Road Extension: The Washington Road Extension would examine the possibility of extending the proposed expressway along Washington Road in the Turlock area to connect at the State Route 99 interchange at Keyes Road, rather than at the Taylor Road interchange. The purpose of the new connection is to reduce conflicts between large trucks and passenger vehicles.

Dakota Avenue/Service Road River Crossing: To implement the expressway system proposed in the general plans of the cities of Modesto and Ceres an Official Plan Line will need to be adopted for the north-south expressway proposed along the Dakota Avenue alignment crossing the Tuolumne River and connecting to Service Road in the Ceres area.

North County Transportation Corridor: The North County Transportation Corridor is a concept to construct an expressway from State Route 99 in the Salida area to a point east of Oakdale, perhaps at the same location that the new State Route 120 (otherwise known as the Oakdale Bypass) would connect to existing State Route 108/120. StanCOG has initiated a planning effort that will examine potential alignments and facility types within approximately one mile of the Kiernan Avenue and Claribel Road corridors through the Modesto, Riverbank and Oakdale areas.

Briggsmore Avenue Extension: To implement the expressway system proposed in the City of Modesto General Plan, an extension of the Briggsmore Avenue expressway is planned from east of Claus Road along an alignment parallel and extending from MID Lateral No. 3 to Milnes Road.

State Route 132 Realignment and Widening: Realignment, widening, and operational improvements along the State Route 132 corridor from Empire to the San Joaquin County Line have been planned for many years. A federal grant has been secured to investigate ways to connect the portion of State Route 132 east of State Route 99 to its new proposed alignment south of, and parallel to, Kansas Avenue west of State Route 99. Project Study Reports have been prepared by Caltrans for the construction of an expressway west of State Route 99 to Interstate 580.

Claus/Garner/Faith Home Expressway: The general plans of the cities of Modesto and Ceres plan for the construction of an expressway and new Tuolumne River crossing along the Claus Road, Garner road, and Faith Home Road corridors from north Modesto to Keyes Road in the Keyes area. A Project Study Report was initiated by StanCOG to develop an Official Plan Line for the route, to resolve internal circulation issues within the Beard Industrial Tract, and determine the best engineering solution to cross the Tuolumne River in this area.

State Route 99/Kiernan Avenue Interchange: The County has initiated a Project Study Report to determine potential improvements required to support implementation of the Salida Community Plan.

State Route 99/Hammett Road Interchange: The County has initiated a Project Study Report to determine potential improvements required to support implementation of the Salida Community Plan.

Scenic Highways

Section 65302(h) of the Government Code requires the general plan to include a Scenic Highways Element for the development, establishment, and protection of scenic highways pursuant to the provision of the Streets and Highways Code. Interstate 5 is the only officially designated State Scenic Highway in Stanislaus County. Standards for official designation of scenic highway rest on the analysis, planning, and protection of the scenic corridor through which the highway traverses. Although the emphasis of the scenic highway is on the designation of state highway routes as scenic routes, this does not preclude local agencies from developing and adopting local scenic designations on County routes. The Scenic Highway designation is an overlay and not a separate street classification. The scenic highway designation maintains areas which are in their natural or undeveloped condition. The State of California has designated various state highways as having natural scenic beauty worthy of preservation. This highway designation involves land use controls within the corridor to maintain the natural beauty of the area.

Highway 99 Visual Enhancement Efforts

While the primary function of the County's transportation network is to move people and goods from one place to another, each time someone travels on Stanislaus County's roads, they see a view of the community, whether it is from the window of a car, truck, bus or train, or from the seat of a bicycle. Whether for business or pleasure, these images gathered while traveling through the community affect perceptions and feelings about the community. A collaborative effort led by the Great Valley Center is raising awareness about ways communities can enhance the visual quality of major transportation corridors, in particular the Highway 99 corridor, and key gateways into communities located along major transportation corridors. To facilitate implementation of this effort, Caltrans adopted a master plan that provides examples of the types of improvements that can be made on Highway 99 that will not only improve the appearance of the corridor but meet State Highway design standards. The Stanislaus Council of Governments initiated a master planning effort for the Highway 99 corridor involving the cities of Turlock, Ceres, and Modesto, and the County of Stanislaus. These planning efforts provide suggestions and strategies on how transportation improvement projects, as well as development projects located on or within the view shed of the Highway 99 corridor, can be designed to improve the attractiveness of the corridor and help promote economic development, encourage tourism, highlight our natural resources, and generally improve the quality of the life in the county.

BICYCLE AND PEDESTRIAN

Stanislaus County offers excellent conditions for bicycle and pedestrian transportation. The County is generally flat, has a temperate climate, and major destinations are within an easy ride of most residences. According to the 2000 Census, approximately 3.1% of the workers reported that they rode a bike or walked to work regularly. Relatively few marked bicycle facilities have been constructed in the County. In agricultural areas, the County provides adequate striping and paving in accordance with Caltrans and AASHTO standards to safely accommodate bicycle travel whenever a roadway is widened, and, where adequate right-of-way exists, whenever a roadway is resurfaced, restored, or rehabilitated on all routes except Minor roads. Marked and/or signed bicycle lanes and paths are provided in accordance with the Regional Bicycle Action Plan adopted by StanCOG, the adopted Community Plans for the urban areas of the County, and the general plans of the cities within the spheres of influence.

PUBLIC TRANSIT

Public transportation systems are being called upon to provide more services, serve more people and businesses, and satisfy more needs than ever before. Rising fuel costs, more stringent air quality regulations, and economic affordability are making transit a more attractive alternative for both commuters and local government. At the same time, public transit is being asked to deliver services more efficiently by reducing costs and to operate more effectively by targeting resources where people use them. Transit ridership continues to increase steadily, but accounts for only about one percent of the commute trips each day. Development patterns in the County, characterized by low housing densities and dispersed business centers, continue to make the Stanislaus area difficult to access and serve by public transit.

The Stanislaus County Public Works Transit Division is the administrator for the County's intercity public transportation system, called Stanislaus Regional Transit or StaRT. StaRT provides service to sixteen (16) cities and communities in Stanislaus County and the city of Gustine in Merced County. StaRT operates fixed route, deviated fixed route, curb-to-curb dial-a-ride transportation services and provides non-emergency medical transportation to Bay area medical facilities. The Division has Memorandums of Understanding with three cities, Newman, Patterson and Waterford, to operate dial-a-ride services for their respective cities.

Being the intercity operator, StaRT has connectivity with local transit operators and has transfer points within various cities, including Turlock, Ceres, Modesto, Riverbank and Oakdale. This enables County residents to connect between intracity and intercity transit so they can travel throughout the County. Transit services are supported through the construction and operation of bus maintenance facilities, shelters, benches and stop signs.

Various planning activities are conducted by the County to ensure that transit services are provided in an efficient and effective manner. In October 2000, the County adopted a long-range transit plan that projects the long-term transit needs of the county and presents a vision for StaRT service. The County also prepares short-range transit plans covering a five-year period to look at improving coordination between operators and future transportation services to the University of California at Merced, Stanislaus County business parks and other locations within the County. The plan will also look at future capital purchases, including additional buses and transfer stations within key cities.

RAIL SERVICE

Passenger

As an increasing number of commuters travel outside the County to jobs located in the Bay Area and Sacramento, the role of passenger rail service is changing. Traditionally, passenger rail service has met the travel needs of the recreational traveler. As time goes on, however, passenger rail is beginning to take on more importance as a commuter transportation option. The success of the Altamont Commuter Express from San Joaquin County to San Jose, funded largely through the passage of their half-cent sales tax, presents an alternative vision for the future role of passenger rail service in Stanislaus County.

Presently, Stanislaus County has access to three passenger rail services - the Bay Area Rapid Transit system (BART), the Altamont-Commuter Express (ACE), and Amtrak. BART service can be accessed by traveling by car to the Dublin-Pleasanton station or taking the Modesto Area

Express (MAX) BART Express bus. ACE service can be accessed by traveling by car to the Lathrop/Manteca station or by taking inter-city bus service offered by the MAX ACE Express service. Depending on the destination, Amtrak service may be accessed locally at the Amtrak station on Parker Road or by traveling to stations located in the City of Stockton.

In 2001, the County commissioned a study to examine potential alternatives to extend the ACE service to Stanislaus County. The study concluded that, with roughly fifteen percent (15%) of the passengers on ACE trains residing in Stanislaus County, passenger rail could work but would require a considerable infrastructure investment. The recommendations of this study should be reviewed and considered in future planning efforts.

In 2003, the Bay Area Rapid Transit District (BART) began studying the feasibility of extending some type of service to connect Walnut Creek with Pleasanton, then eastward along the Interstate 580 corridor perhaps as far east as Tracy. Four different options are being considered using three different technologies, including light diesel multiple units, heavy diesel multiple units and bus rapid transit.

High speed rail continues to be explored by the California High Speed Rail Authority as an alternative to driving and flying across the State. If implemented, this system would forever change the way people travel between cities and counties in California by offering an alternative to driving or flying. Studies suggest that roughly eighteen percent (18%) of the riders would come from the Central Valley.

Freight

Railroad operations in Stanislaus County include high speed mainline operations on the Burlington Northern and Santa Fe (BNSF) Railway and Union Pacific Railroad (UPRR) and low speed mainline and switching operations on the BNSF Railway, UPRR, Sierra Railroad, California Northern Railroad, Modesto and Empire Traction Company Railroad, and Tidewater Southern Railroad.

Union Pacific Railroad (UPRR): The UPRR in Stanislaus County includes operations on the main line which passes through Salida, Modesto, Ceres, Keyes, and Turlock. The UPRR also operates on the ***California Northern Railroad*** line located on the west side of the county, which passes through Westley, Patterson, Crows Landing, and Newman.

Burlington Northern and Santa Fe (BNSF) Railway: Operations on the BNSF Railway in Stanislaus County occur on the mainline which runs through Riverbank, Hughson, Empire, and Denair, and on a branch line which connects the mainline at Riverbank with the Sierra Railroad in Oakdale.

Sierra Railroad: The Sierra Railroad operates between Oakdale and Standard, and includes both freight and passenger trains. Freight trains are operated by Union Pacific and Burlington Northern Santa Fe and usually operate roughly three times per week. Passenger trips travel between Oakdale and the eastern Stanislaus County Line and include entertainment style railroad travel approximately three to five times per week with most trips occurring Thursday through Sunday.

Modesto and Empire Traction (M&ET) Company Railroad: The Modesto and Empire Traction Company is a short-line railroad which connects switching operations between the Union Pacific Railroad in Modesto and the Burlington Northern Santa Fe Railway in Empire. Train lengths can vary from one locomotive with four cars to up to several locomotives with 60 cars.

Tidewater Southern Railroad

The Tidewater Southern Railroad is a branch line operation of the Union Pacific Railroad. The line runs in a general north-south route through Stanislaus County, from the City of Stockton to North Modesto and from the City of Turlock to South Modesto. The portion of the line from just south of Bangs Avenue through Modesto to Bonnietair was abandoned in 2000 and sections were removed or paved over in 2003. North of Bangs Road, operations typically occur three days per week on Tuesday, Thursday and Saturday. However, service may be operated more or less frequently depending on demand.

Intermodal Transfer Facilities: Intermodal service is provided in the Beard Industrial District by the Valley Lift intermodal facility.

AVIATION

Air facilities in Stanislaus County serve a number of needs, including scheduled commercial air passenger service, recreational flights, military operations, agricultural crop dusting services, cargo services and private business flights. There are five major facilities of concern for circulation and transportation purposes: (1) Modesto City-County Airport (Harry Sham Field); (2) Oakdale Municipal Airport; (3) Turlock Airpark; (4) Crows Landing Air Facility; and (5) Patterson Airport. The Modesto-Stanislaus County Airport is currently the only airport that provides regularly scheduled air passenger service. The remaining air fields in the County are either private, not open to the public, or used purely for agricultural purposes.

Air freight service is characterized by fast shipment of small bulk items or high value items over long distances at higher cost. For these reasons, air service does not account for a significant proportion of the tonnage of goods moved into and out of the region. A significant feature of air movement is its dependability and very short in-transit time. In many new businesses seeking to open new markets, and in businesses dealing in high value items, air shipment is an important means of providing rapid access to distant manufacturing facilities, and thereby eliminating large inventory requirements. In such cases, air shipment makes it possible to establish supply lines quickly and lowers the cost of maintaining inventory significantly. This offsets the higher cost of air service.

In 2004, the County acquired title to 1,528 acres of federal land formerly occupied by the Crows Landing Naval Air Station. The Crows Landing Air Facility served as an auxiliary landing field for the Moffett Air Field in Santa Clara County until 1991 when the Defense Base Realignment and Closure Commission voted to close the base. The property was transferred from the Navy to the National Space and Aeronautics Administration (NASA) in 1994. NASA continued to conduct aviation research and flight testing until 1997. Through special federal legislation, approved by Congress in 1999, NASA transferred the facility to the County for the expressed purpose of fostering economic development. These economic development opportunities have been explored by the County since 1989 with the adoption of the Stanislaus County Economic Strategic Plan.

In 2001, the County adopted a Reuse Plan for the Crows Landing Air Facility that identified two distinct phases for development of the former base. Phase 1 would allow occasional fly-by's, touch-and-go training, and other aviation exercises, along with agricultural crop production and ongoing environmental remediation activities required to transfer the remainder of the property to the County. Phase 2 would allow the development of General Aviation airport through an aviation permit application that must be approved by the Aeronautics Division of the California Department of Transportation.

AIR QUALITY

Stanislaus County falls within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The attainment status in Stanislaus County for major criteria air pollutants are summarized in Table 2-5.

Table 2-5
San Joaquin Valley Air Quality Attainment Status

Major Criteria Air Pollutant	State Designations	Federal Designation/ Classification
Ozone (O_3): 1 hour	Nonattainment	Nonattainment/Extreme
Ozone (O_3): 8 hour (<i>federal only</i>)	-----	Nonattainment/Serious
Particulate Matter-- finer than 10 microns (PM_{10})	Nonattainment	Nonattainment/Serious
Particulate matter --finer than 2.5 microns ($PM_{2.5}$)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment or Unclassified
Nitrogen Dioxide (NO_2)	Attainment	Attainment or Unclassified
All others	Attainment or Unclassified	Attainment or Unclassified

An air quality analysis of the improvements contained within this Circulation Element is provided in Chapter 2 of the "Stanislaus County General Plan - Support Documentation." The federal Clean Air Act and federal transportation conformity rule require each transportation improvement program to demonstrate conformance with the federal air quality attainment plans. This analysis demonstrates that the regional emissions generated by the Circulation Element are consistent with the assumptions built into those air quality attainment demonstrations. The County is committed to implementing transportation control measures that reduce emissions generated by on-road and off-road mobile sources. These control measures are adopted by resolution of the Board of Supervisors from time-to-time. Examples of the types of adopted control measures are expansion of public transit systems, transit incentives, adaptive signal timing, internet education, and transit amenities such as bus pullouts and bike racks on buses.

IMPLEMENTATION PROGRAMS

The goals, policies, and implementation measures of the Circulation Element are carried out through a variety of implementation programs. Implementation programs fall into two broad categories, those related to new development and those related to the construction of improvements on the system. Major transportation improvements are funded from a variety of State, federal and local revenue sources.

Implementation Programs Applicable to New Development

Zoning Ordinance

The Zoning Ordinance establishes structure setbacks from roadways for all zoning districts in the County. All structures are required to be set back in conformance with Official Plan Lines, where applicable. Special setback requirements for certain roadways are also identified. Vision clearance areas are required at intersections to ensure that no obstruction is placed, built, parked or allowed to grow such that it blocks the view of a motor vehicle driver.

Subdivision Ordinance

The Subdivision Ordinance establishes design standards for minimum right-of-way road widths, intersection geometrics, road grades, part-width streets, access and curb, gutter and sidewalk. Procedures for establishing fees for the construction of bridges and major thoroughfares, authorized under Government Code Section 66484, are also provided in the Subdivision Ordinance.

Standards and Specifications

The Standards and Specifications Manual establishes the standards for all work performed within the public right-of-way, including roadway pavement sections, road cross sections, driveway access, sidewalks, bicycle facilities, and bus turnouts, and certain on-site improvements, such as parking.

Traffic Impact Studies

Traffic impact studies are performed to determine the impact that a proposed development proposal could have on the transportation system. These studies help to determine the significance of the impact, the nexus between the proposed development and the need for a transportation improvement, the type of improvement required, and, in some cases, the contribution that the development project needs to make toward the transportation improvement. Accepted traffic engineering principles are applied in preparing these reports. For impacts on State Highways, Caltrans has adopted formal procedures for performing these studies, called the "Guide for the Preparation of Traffic Impact Studies." The Caltrans procedures are to be followed whenever it is determined that the Caltrans traffic generation thresholds have been exceeded.

Improvement Programs

Funding

Funding for improvements to the county's transportation system is generated primarily through State and federal gasoline and diesel fuel taxes paid at the pump by the driving public. These funds are returned to counties and cities throughout the State of California through a variety of State, federal and local programs. Local governments directly receive roughly one-third of the funding from these sources. The remaining funds are distributed either by Caltrans or the Stanislaus Council of Governments, the regional transportation planning agency for Stanislaus County. An increasingly important source of funding comes from public facility fees, dedications, and improvements required from new development. Consideration is being given to the enactment of a half-cent sales tax to fund transportation improvements. This sales tax would be collected countywide and administered by a transportation authority, an agency designated by the cities and County of Stanislaus.

Capital Improvement Program

Each year the County prepares a multi-year, prioritized list of capital projects in its Capital Improvement Program. This list includes those transportation improvement projects that are required to meet the needs of the County in the short- and long-term. The program is reviewed annually for consistency with the General Plan as required under Section 65103(c) of the Government Code. The Capital Improvement Program identifies major projects, exceeding \$100,000 in cost, that are being implemented by the County and divides those projects into prioritized groups based on funding availability and on the planning status of each project. Projects included in the Capital Improvement Program are funded by a combination of State, federal, and local sources, including development fees collected through the Public Facility Fee program. Modifications to the Plan are made annually as a normal part of the County's budgeting process and do not require amendment of the General Plan.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Provide a system of roads and roads throughout the County that meets land use needs.

POLICY ONE

Development will be permitted only when facilities for circulation exist, or will exist as part of the development, to adequately handle increased traffic.

IMPLEMENTATION MEASURES

1. Future road rights-of-ways shall be protected from development through the adoption and implementation of Official Plan Lines, where necessary (see Table 2-3). The County shall utilize Official Plan Lines provided by cities for roadways that fall within the cities' sphere of influence.
Responsible Departments: Public Works, Planning
2. Dedication and improvement of right-of-way to conform to the Official Plan Line or ultimate right-of-way line shall be required as a condition of development. Generally, this is accomplished through administration of the Subdivision Ordinance and Building Code requirements.
Responsible Departments: Public Works, Planning
3. Developers will construct or pay the cost of new roads necessary to serve the development and to mitigate impacts to the existing roads caused by the development.
Responsible Department: Chief Executive Office, Public Works
4. The County shall ensure that new development pays its fair share of the costs of circulation improvements through a combination of public facility fees, traffic impact fees, and other funding mechanisms. The total cost of required improvements shall be paid for by new development.
Responsible Departments: Chief Executive Office, Public Works
5. The circulation systems of development proposals shall be reviewed to ensure no adverse effects to adjoining land.
Responsible Departments: Public Works, Planning
6. To identify the potential impacts of new development on traffic service levels, the County shall require the preparation of a traffic impact study at the sole expense of the developer for developments determined to be large enough to have a potentially significant impact on traffic. As appropriate, the study may be required to follow the Caltrans' "Guide for the Preparation of Traffic Impact Studies" and/or other procedures specified by the Department of Public Works.
Responsible Departments: Public Works, Planning

7. The County will require that newly created parcels will either have frontage on a County-maintained road or access will be provided as required by County Code.
Responsible Departments: Public Works, Planning
8. Unless a Subdivision Ordinance exception is granted, no public or private road shall be altered in such a way that would create a cul-de-sac or dead end street longer than 500 feet.
Responsible Departments: Public Works, Planning
9. Access to Expressways and Majors shall be provided in accordance with the road classification definition, except that all existing driveway access and parking approved by the County may remain until otherwise determined by the Department of Public Works. As development occurs, one driveway with right-in, right-out access only may be provided to an original parcel created, or vested, prior to the adoption of a corridor-specific resolution (such as Resolution 2002-507 for the State Route 219 from SR 99 to SR 108 adopted on June 25, 2002) or the Focused General Plan Amendment, GPA 2004-03 (April 18, 2006) after the Department of Public Works determines that no acceptable alternative access can be provided and that providing access would not adversely impact traffic safety.
Responsible Departments: Public Works, Planning
10. The County will consider the recommendations of the State Route 99 Task Force to enhance the visual attractiveness of the State Route 99 and major gateways into the County in developing its standards for new development.
Responsible Departments: Planning, Public Works
11. The Subdivision Ordinance, Zoning Ordinance, and County Standards and Specifications shall be modified to conform with the definitions and requirements of this element by March 2007.
Responsible Departments: Planning, Public Works

POLICY TWO

Circulation systems shall be designed and maintained to promote safety and minimize traffic congestion.

IMPLEMENTATION MEASURES

1. The County shall maintain LOS C or better for all County roadways and intersections, except, within the sphere of influence of a city that has adopted a lower level of service standard, the City standard shall apply. The County may adopt either a higher or lower level of service standard for roadways and intersections within urban areas such as Community Plan areas, but in no case shall the adopted LOS fall below LOS D.
Responsible Departments: Public Works, Planning
2. The County will annually review and update its transportation funding mechanisms and, as necessary, adjust its traffic impact fee in compliance with Section 66000 of the Government Code to ensure that adequate funds are collected from local, State, and federal sources to implement improvements required to maintain the County's level of service standard on all County roads. Within six (6) months of adopting the Focused General Plan Update (April 18, 2006), the County shall prepare cost estimates for the State Highway projects identified in this Circulation Element.
Responsible Departments: Chief Executive Office, Public Works

3. The County will work with StanCOG and the cities to monitor the performance of the County's circulation system and implement improvements as required by the State-mandated Congestion Management Program.
Responsible Departments: Public Works, Planning
4. The County will work with StanCOG and the cities to identify and secure funding for improvements to the regional and local circulation system.
Responsible Departments: Chief Executive Office, Public Works, Planning
5. The County shall evaluate the circulation system and recommend amendments a minimum of once every five years.
Responsible Departments: Public Works, Planning
6. The County will work with staff of the nine cities, StanCOG and Caltrans to establish more coordinated standards and routes for Expressways, Majors, and Collectors that cross jurisdictional lines.
Responsible Departments: Chief Executive Office, Public Works, Planning
7. Within the spheres of influence of any city, roadway improvements, dedications, building setbacks, and road reservations shall meet the development standards of the city consistent with the Spheres of Influence Policy in the Land Use Element of the General Plan, except in those areas subject to an individual city/county agreement. These requirements may change from time-to-time through the adoption or revision of local land use plans or standards. To ensure consistency with a city's development standards, additional right-of-way may be required to meet the standards of that city. Where design and access requirements of a city differ from those established by the County, development shall be required to meet the standards of the city. The County will consult with the city prior to the construction of transportation improvements within the sphere of influence to ensure consistency with the standards of that city.
Responsible Departments: Public Works, Planning
8. Private roads in areas of the County protected by the California Department of Forestry and Fire Protection shall be designed consistent with the standards of that agency, the local fire protection district and the Department of Public Works.
Responsible Departments: Public Works, Consolidated Fire, Planning
9. Street and road standards proposed in any new development that differ from those established in the latest County's Standards and Specifications shall be approved by the Department of Public Works, and shall comply with nationally recognized standards, such as the Institute of Transportation Engineers, the American Association of State Highway and Transportation Officials, or Transportation Research Board, or other standard approved by the Department of Public Works that is based upon adequate research and testing.
Responsible Department: Public Works
10. Traffic control devices (e.g., traffic signals), traffic calming, and other transportation system management techniques shall be utilized to control the flow of traffic, improve traffic safety, and minimize delays.
Responsible Department: Public Works

POLICY THREE

The County's Capital Improvement Program (CIP) shall be consistent with the General Plan. Section 65103(c) of the California Government Code states that the Capital Improvement Program shall be periodically reviewed. This review ensures that capital improvements are coordinated with land use policies stated in the General Plan.

IMPLEMENTATION MEASURES

1. The CIP shall be reviewed annually by the Planning Commission for conformity with the General Plan.
Responsible Departments: Public Works, Chief Executive Office
2. The Department of Public Works shall prepare and present a report on public works projects in the County at least once a year, consistent with Section 65401 of the Government Code.
Responsible Department: Public Works, Chief Executive Office
3. Roadway, bicycle, pedestrian and transit improvements shall be included in the Capital Improvement Program, as appropriate, to implement the policies of this element.
Responsible Department: Public Works, Chief Executive Office

POLICY FOUR

The circulation system shall provide for roads in all classifications (Freeway, Expressway, Major, Collector, Local, Minor and Private) as necessary to provide access to all parts of the County and shall be expanded or improved to provide acceptable levels of service based on anticipated land use.

IMPLEMENTATION MEASURES

1. As required by the Stanislaus County Congestion Management Program (CMP), the County will require applicants for proposed General Plan amendments that would generate 1,000 or more average daily vehicle trips to analyze their potential impacts on the designated CMP system of state highways and principal arterials.
Responsible Departments: Planning, Public Works
2. As required by the Stanislaus County Congestion Management Program (CMP) and the city-county agreements, the County will work with StanCOG to prepare an annual cumulative traffic impact analysis of all general plan amendments approved by the cities and the County, focusing on potential impacts on the designated CMP system of State Highways and principal arterials. This analysis shall be used to amend the County's Public Facility Fee to meet the adopted level of service standard, as appropriate.
Responsible Departments: Chief Executive Office, Planning, Public Works
Responsible Agency: StanCOG
3. The County shall develop procedures for conducting traffic impact studies consistent with those adopted by Caltrans and the Stanislaus Council of Governments.
Responsible Department: Public Works

POLICY FIVE

Transportation requirements of commercial and industrial development shall be considered in all planning, design, construction, and improvements.

IMPLEMENTATION MEASURES

1. Roads constructed in zoning districts that allow industrial and commercial uses shall be designed and constructed to accommodate truck traffic. The minimum roadway in commercial zones shall be a 60-foot Collector and a 70-foot Minor Industrial shall be the minimum required right-of-way width in industrial zones.

Responsible Department: Public Works

2. Prior to approving new industrial and commercial development, provisions will be made to ensure that roadways providing primary access to these developments from Interstate and State Highways are designed and constructed to the standards necessary to accommodate truck traffic.

Responsible Department: Public Works

3. Industrial and commercial development shall be planned so that truck access through residential areas is avoided.

Responsible Departments: Planning, Public Works

4. Specific Plans as defined in Government Code Section 65450 through 65457 shall be encouraged.

Responsible Department: Planning

5. Off-street truck parking standards shall be developed to ensure that adequate off-street parking is provided in new or expanding industrial and commercial development. Commercial developments serving travelers on Highway 99, Interstate 5 or other routes carrying substantial truck traffic shall be required to include sufficient truck parking in their off-street parking plans and encouraged to provide facilities to accommodate long-term truck parking. Zoning Ordinance provisions for Off-Street Parking Requirements and the Standards and Specifications Manual shall be amended, as necessary, by March 2007 to require truck parking as appropriate in new commercial and industrial developments.

Responsible Departments: Planning, Public Works

6. On-street truck parking shall be discouraged where such parking restricts adequate sight distances, detracts from the visual aesthetics of the area, or poses a potential hazard to motorists, bicyclists, or pedestrians.

Responsible Departments: Public Works, Planning

GOAL TWO

Provide a safe, comprehensive, and coordinated transportation system that includes a broad range of transportation modes.

POLICY SIX

The County shall strive to reduce motor vehicle emissions and vehicle trips by encouraging the use of alternatives to the single occupant vehicle.

IMPLEMENTATION MEASURES

1. The use of alternative modes of transportation will continue to be encouraged by participating in programs to promote walking, bicycling, ridesharing, and transit use for commuting and recreation.
Responsible Departments: Transit Manager/Public Works, Planning
2. The County will continue to work with StanCOG, Caltrans, and the cities to identify and secure funding for the development and improvement of bikeways, pedestrian pathways, park-and-ride facilities, transit systems, and other alternatives to the single-occupant vehicle.
Responsible Departments: Chief Executive Office, Transit Manager/Public Works
3. Facilities to support the use of, and transfer between, alternative modes of transportation (i.e., pedestrian, rideshare, bicycle, bus and train) shall be provided in new development.
Responsible Departments: Public Works, Planning
4. A trip reduction and travel demand ordinance shall be developed to promote the use of alternative modes and ensure that adequate facilities are provided in new development to support the use of alternatives to the single-occupant vehicle. This ordinance may be combined with pedestrian-oriented (POD) and/or transit-oriented design (TOD) guidelines specified under Policies Seven and Eight.
Responsible Departments: Planning, Transit Manager/Public Works
5. The County will continue to work with the Stanislaus Council of Governments and the San Joaquin Valley Air Pollution Control District to develop and implement transportation control measures to improve air quality through reduction in vehicle trips and vehicle miles of travel.
Responsible Departments: Chief Executive Office, Transit Manager/Public Works, Planning
6. Developers will construct or pay the cost of new pedestrian pathways, bikeways, rideshare facilities, transit amenities, and other improvements necessary to serve the development and to mitigate impacts to the existing circulation system caused by the development.
Responsible Departments: Transit Manager/Public Works, Planning

7. The County shall convert to clean fuels fleet vehicles when possible and pursue special grants and funding sources to facilitate this conversion.
Responsible Departments: Transit Manager/Public Works

POLICY SEVEN

Bikeways and pedestrian facilities shall be designed to provide reasonable access from residential areas to major bicycle and pedestrian traffic destinations such as schools, recreation and transportation facilities, centers of employment, and shopping areas.

IMPLEMENTATION MEASURES

1. Bikeways shall be considered and implemented in accordance with the StanCOG Regional Bicycle Action Plan and adopted Community Plans or Specific Plans when constructing or improving the roadway system in the unincorporated area outside the spheres of influence of the cities.
Responsible Departments: Public Works, Planning
2. Within the sphere of influence of a city, bikeways and pedestrian facilities and amenities shall be provided in accordance with the applicable city's general plan and development standards.
Responsible Departments: Public Works, Planning
3. Facilities to safely move, and support the use of, bicycles, pedestrians, transit and ridesharing shall be considered and implemented in all new development and roadway construction.
Responsible Departments: Public Works, Planning
4. Class I bicycle and multi-use paths, such as the "Highway 108 Scenic Corridor Multi-Purpose Trail Plan," shall be considered to provide connectivity between major origins-destinations or to major recreational areas when on-road provisions for bicycle traffic cannot be accommodated or no alternative roadway alignment provides adequate connectivity.
Responsible Departments: Public Works, Planning
5. In conjunction with the next comprehensive update of the General Plan, the County shall consider incorporating a bicycle master plan as a component of the Circulation Element.
Responsible Departments: Planning, Public Works
6. To safely accommodate bicycle traffic, adequate pavement shoulder and/or striping shall be planned and implemented for Expressways, Major, and Collector roads, and, in agricultural areas, on Local roads when constructing new roadways or implementing major rehabilitation projects in accordance with the County Standards and Specifications, the Caltrans Highway Design Manual, or other nationally recognized standard.
Responsible Departments: Public Works, Planning
7. Whenever a roadway is resurfaced or restored, adequate pavement shoulder and/or striping will be considered to safely accommodate bicycle travel in accordance with the County Standards and Specifications, the Caltrans Highway Design Manual, or other nationally recognized standard, where adequate right-of-way exists.
Responsible Departments: Public Works, Planning

8. Federal funds, special grants, and other sources of funding shall be pursued for the development and improvement of bikeways and pedestrian pathways.
Responsible Departments: Public Works
9. Pedestrian-oriented design (POD) guidelines shall be prepared which will include the identification of areas and/or projects to which POD guidelines shall apply. POD guidelines shall identify strategies for creating communities that increase the convenience, safety and comfort of people walking and bicycling. POD guidelines may be combined with transit-oriented design (TOD) guidelines specified under Policy Eight.
Responsible Departments: Planning, Public Works

POLICY EIGHT

Promote public transit as a viable transportation choice.

IMPLEMENTATION MEASURES

1. Continue to operate an inter-city transit system and cooperate with other agencies and cities to provide public transit serving Stanislaus County.
Responsible Departments: Transit Manager/Public Works
2. Where appropriate, new development shall include provisions for connecting to or expansion of existing and/or planned public transit systems.
Responsible Departments: Transit Manager/Public Works, Planning
3. Ensure that provisions are made in proposed development for access to current and future public transit services. In particular, continuous segments of walls or fences should not impede pedestrian access to collectors, major, or expressways with transit service.
Responsible Departments: Planning, Public Works
4. Where appropriate, new development projects shall include bus turnouts and shelters and/or park-and-ride lots.
Responsible Departments: Transit Manager/Public Works, Planning
5. Transit-oriented design (TOD) shall be prepared that include the identification of areas and/or projects to which TOD guidelines shall apply. TOD guidelines shall identify strategies for creating communities that increase the convenience, safety and comfort of people using public transit. TOD guidelines may be combined with POD guidelines specified under Policy Seven.
Responsible Departments: Planning, Transit Manager/Public Works
6. Financing mechanisms shall be investigated to recover the cost of providing transit service and infrastructure to support new development.
Responsible Departments: Transit Manager/Public Works, Planning

GOAL THREE

Maintain a balanced and efficient transportation system that facilitates inter-city and interregional travel and goods movement.

POLICY NINE

The County shall promote the development of inter-city and interregional transportation facilities that more efficiently moves goods and freight within and through the region.

IMPLEMENTATION MEASURES

1. The County will coordinate with the Stanislaus Council of Governments (StanCOG), Caltrans, and other appropriate agencies in the implementation of the Regional Transportation Plan, including the development of a system of State Highways and expressways to allow more efficient people and goods movement.
Responsible Departments: Chief Executive Office, Public Works, Planning
2. The County will continue to work with Caltrans, StanCOG, and other agencies to investigate ways to provide increased inter-city and interregional passenger rail service to Stanislaus County.
Responsible Departments: Chief Executive Office, Public Works, Planning
3. The County shall continue to encourage and support the development of high-security, off-street parking for trucks.
Responsible Departments: Chief Executive Office, Public Works, Planning
4. The County shall investigate the need for new or expanded grade-separated railroad crossings and river crossings for high volume routes and expressways.
Responsible Departments: Chief Executive Office, Public Works, Planning
5. The County will continue to support the development of public use airports consistent with the airport master plans developed for the Oakdale Municipal Airport and the Modesto City-County Airport.
Responsible Departments: Chief Executive Office, Public Works, Planning
6. Consistent with the 1989 Economic Strategic Plan and the 2001 Reuse Plan, the County will continue to plan the development of the Crows Landing Air Facility including the development of General Aviation air service and associated business park and industrial development.
Responsible Departments: Chief Executive Office, Public Works, Planning
7. The County will coordinate and participate with the San Joaquin Valley Partnership, the Stanislaus Council of Governments, and Caltrans to evaluate the possibility of designating the San Joaquin Valley portion of State Route 99 as part of the Federal Interstate System.
Responsible Departments: Chief Executive Office, Public Works

POLICY TEN

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

IMPLEMENTATION MEASURE

1. Continue to implement the strategies identified under Policy Twelve of the Safety Element.
Responsible Departments: Planning, Airport Land Use Commission

Chapter 3

CONSERVATION/OPEN SPACE ELEMENT

INTRODUCTION

The Conservation/Open Space Element of the Stanislaus County General Plan emphasizes the conservation and management of natural resources and the preservation of open space lands (any parcel or area of land or water which is essentially unimproved). The element: (1) promotes the protection, maintenance, and use of the County's natural resources, with special emphasis on scarce resources and those that require special control and management; (2) prevents wasteful exploitation, destruction, and neglect of natural resources; (3) recognizes the need for natural resources to be maintained for their ecological values as well as for their direct benefit to people; (4) preserves open space lands for outdoor recreation including scenic, historic and cultural areas; and (5) preserves open space for public health and safety including areas subject to landslides, flooding, and high fire risk and areas required for the protection of water and air quality. Information on the various natural, cultural, recreational and aesthetic resources, along with safety issues are discussed in Chapter 3 of the "Stanislaus County General Plan - Support Documentation."

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Encourage the protection and preservation of natural and scenic areas throughout the County.

POLICY ONE

Maintain the natural environment in areas dedicated as parks and open space.

IMPLEMENTATION MEASURES

1. Development of County parks shall include provisions for native vegetation conservation. Rare and endangered plants will be protected consistent with state and federal law and consistent with protection standards for private development as established in this General Plan.

Responsible Departments: Parks and Recreation, Board of Supervisors

2. Continue to use Williamson Act contracts as a means for open space conservation.

Responsible Departments: Planning Department, Assessor, Board of Supervisors

POLICY TWO

Assure compatibility between natural areas and development.

IMPLEMENTATION MEASURES

1. Review zoning regulations for compatibility between proposed development and natural areas.

Responsible Department: Planning Department

2. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants) are left undisturbed or that mitigation measures acceptable to appropriate state and federal agencies are included in the project.

Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors.

POLICY THREE

Areas of sensitive wildlife habitat and plant life (e.g., vernal pools, riparian habitats, flyways and other waterfowl habitats, etc.) including those habitats and plant species listed in the General Plan Support Document or by state or federal agencies shall be protected from development.

IMPLEMENTATION MEASURES

1. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants, flyways, etc.) are left undisturbed or that mitigation measures acceptable to appropriate state and federal agencies are included in the project.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. In known sensitive areas, the State Department of Fish and Game shall be notified as required by the California Native Plant Protection Act; the U.S. Fish and Wildlife Service also shall be notified.
Responsible Department: Planning Department
3. All discretionary projects that will potentially impact riparian habitat and/or vernal pools or other sensitive areas shall include mitigation measures for protecting that habitat.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. Implementation of this policy shall not be extended to the level of an unconstitutional "taking" of property.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY FOUR

Protect and enhance oak woodlands and other native hardwood habitat.

IMPLEMENTATION MEASURES

1. Require all discretionary projects that will potentially impact oak woodlands and other native hardwood habitat, including but not limited to hardwood rangelands identified in the maps in Appendix III-A, to include a management plan for the protection and enhancement of oak woodlands and other native hardwood habitat.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. Consider adoption of a tree protection ordinance to promote conservation of native trees or trees with historic significance.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

Conserve water resources and protect water quality in the County.

POLICY FIVE

Protect groundwater aquifers and recharge areas, particularly those critical for the replenishment of reservoirs and aquifers.

IMPLEMENTATION MEASURES

1. Proposals for urbanization in groundwater recharge areas shall be reviewed to ensure that (1) as much water as possible is returned to the recharge area, (2) the development will not cause discharge of materials detrimental to the quality of the water, and (3) the development will not result in significant groundwater overdrafting or deterioration in quality. The Department of Environmental Resources shall require:
 - A. In those areas where groundwaters are susceptible to overdrafting, the project proponent shall perform a hydrogeological analysis and include appropriate mitigation measures in the proposal.
 - B. In those areas where groundwater quality is susceptible to deterioration or is already of reduced quality, the level of wastewater treatment shall be such that it will not cause further quality deterioration.

Responsible Departments: *Environmental Resources, Planning Department, Planning Commission, Board of Supervisors.*

2. The Department of Environmental Resources shall identify and require control of point sources for pollutants stored, handled or disposed of on the surface of the soil or in the vadose zone that is located in the zone or aeration immediately above the groundwater level. Potential sources of pollutants to the groundwater may also include high densities of individual on-site sewage treatment units and/or the use of community package treatment plants. The Department of Environmental Resources shall require the adoption of groundwater monitoring programs for projects where hydrogeological assessments indicate the potential for groundwater deterioration is likely.

Responsible Department: *Environmental Resources*

3. Eliminate reliance on dry wells as a means of street drainage in urban areas. Dry wells collect and discharge toxic, hazardous and designated contaminants into aquifers having beneficial uses. New projects shall have storm water disposal systems that: (1) are designed not to pollute receiving surface or groundwaters, and (2) which could be integrated into an area-wide groundwater recharge program whenever feasible.

Responsible Departments: *Environmental Resources, Public Works, Planning Commission, Board of Supervisors*

4. During the project and environmental review process, encourage new development to incorporate water conservation measures to minimize adverse impacts on water supplies. Possible measures include, but are not limited to, low-flow plumbing fixtures, use of reclaimed wastewater for landscaping when feasible, and use of drought-tolerant landscaping.

Responsible Departments: *Environmental Resources, Building Inspections*

5. Continue to implement the landscape provisions of the Zoning Ordinance, which encourage drought-tolerant landscaping and water-conserving irrigation methods.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

6. During the project and environmental review process, encourage new urban development to be served by community wastewater treatment facilities and water systems rather than by package treatment plants or private septic tanks and wells.

Responsible Departments: *Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

POLICY SIX

Preserve vegetation to protect waterways from bank erosion and siltation.

IMPLEMENTATION MEASURES

1. Development proposals including or in the vicinity of waterways and/or wetlands shall be closely reviewed to ensure that destruction of riparian habitat and vegetation is minimized. This shall include referral to the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the State Department of Fish and Game.

Responsible Departments: *Planning Department, Public Works, Planning Commission, Board of Supervisors*

2. Continue to encourage best management practices for agriculture and coordinate with soil and water conservation efforts of Stanislaus County Farm Bureau, Resource Conservation Districts, the U.S. Soil Conservation Service, and local irrigation districts.

Responsible Departments: *Agricultural Commissioner, U.C. Cooperative Extension*

POLICY SEVEN

New development that does not derive domestic water from pre-existing domestic and public water supply systems shall be required to have a documented water supply that does not adversely impact Stanislaus County water resources.

IMPLEMENTATION MEASURES

1. Proposals for development to be served by new water supply systems shall be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment.

Responsible Department: *Planning Department, Environmental Resources*

2. Review all development requests to ensure that sufficient evidence has been provided to document the existence of a water supply sufficient to meet the needs of the project without adversely impacting the quality and quantity of existing local water resources.

Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

POLICY EIGHT

The County shall continue and, if necessary, expand the water monitoring program of the Stanislaus County Department of Environmental Resources.

IMPLEMENTATION MEASURES

1. The County will consider applying for Community Development Block Grant Funds and other state and federal grants to improve water quality in the County.

Responsible Department: Planning Department, Environmental Resources, Board of Supervisors

2. The Department of Environmental Resources should continue to monitor groundwater quality by reviewing well water chemical and bacterial analysis results and overseeing investigations involving soil and groundwater contamination.

Responsible Department: Environmental Resources

POLICY NINE

The County will investigate additional sources of water for domestic use.

IMPLEMENTATION MEASURE

1. The County will work with irrigation and water districts, community services districts, municipal and private water providers in developing surface water and other potential water sources for domestic use.

Responsible Departments: Planning Department, Chief Executive Officer, Environmental Resources, Stanislaus County Water Advisory Committee

GOAL THREE

Provide for the long-term conservation and use of agricultural lands.

POLICY TEN

Discourage the division of land which forces the premature cessation of agricultural uses.

IMPLEMENTATION MEASURES

1. Use of the 40-acre or larger parcel size or agricultural Planned Developments with average residential densities equivalent to those allowed by parcel sizes of at least 40 acres shall be continued throughout most of the area designated Agriculture on the Land Use Element of the General Plan.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
2. The County will continue to offer the financial benefits of the Williamson Act, consistent with Policy Sixteen, Implementation Measure 5 of the Land Use Element.
Responsible Departments: *Planning Department, Assessor, Board of Supervisors*
3. The County will continue to participate in the Farmland Mapping and Monitoring Program. (Comment: The major purpose of this program is to monitor conversion of the state's agricultural land to and from agricultural use, and to report that conversion annually to the legislature, local government, and the public. The program began in 1980 to supplement the land inventory and monitoring activity of the U.S. Department of Agriculture's Soil Conservation Service (SCS). Growing public concern over farmland losses in California and a low federal priority for the mapping program in our State were the basis for California's participation in the land inventory. The State's involvement in the SCS inventory program led to the passage of AB 966 in 1981. The primary purpose of the bill was to create a map inventory of the State's crop and grazing lands, and set up an ongoing monitoring system to document the quantity of land put into production and land converted to urban usage in California. As a result, three key areas of local governmental involvement in the State's Farmland Mapping and Monitoring Program are: (1) identifying farmland of local importance, (2) identifying land committed to nonagricultural use, and (3) advising the Department each year of lands which have been converted to urban use.)
Responsible Departments: *U.C. Cooperative Extension, Planning Department*
4. In designated areas of agricultural land, the County will encourage clustering, or grouping together, of allowable dwelling units on relatively small parcels instead of the dispersal of such dwelling units on larger parcels. Any changes to County zoning and/or subdivision regulations to allow clustering should be submitted by staff to the Planning Commission and Board of Supervisors by June 30, 1996.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY ELEVEN

In areas designated "Agriculture" on the Land Use Element, discourage land uses which are incompatible with agriculture.

IMPLEMENTATION MEASURES

1. All development proposals that require discretionary approval shall be reviewed to ensure that the project will not adversely affect an existing agricultural area.
Responsible Department: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors.
2. The County shall continue to implement the strategies identified in the Agricultural Element to ensure that new development is compatible with agricultural uses.
Responsible Department: Planning Department, Planning Commission, Board of Supervisors.
3. The County shall continue to work with LAFCO to ensure that expansion of urban boundaries minimizes the area of conflict between urban and agricultural uses.
Responsible Department: Planning Department

GOAL FOUR

Provide for the open-space recreational needs of the residents of the County.

POLICY TWELVE

Provide a system of local and regional parks which will serve the residents of the County.
(Comment: The County should acquire future park sites in areas where growth is planned when funding is available.)

IMPLEMENTATION MEASURES

1. The County shall consider adoption of an amendment to the Subdivision Ordinance by June 30, 1996 to require parkland dedication or park in-lieu fees to be paid by subdividers and developers.

Responsible Departments: *Planning Department, Parks Department, Parks Commission, Planning Commission, Board of Supervisors*

2. The County Department of Parks and Recreation shall prepare and implement a plan to identify, acquire and maintain future park site locations. The parks plan should be adopted by June 30, 1996 and should address neighborhood parks and open space in urban settings as well as regional parks that serve the entire County population.

Responsible Departments: *Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors*

3. The County shall adopt design standards for urban parks by June 30, 1996.

Responsible Departments: *Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors*

4. The County shall consider establishing appropriate funding mechanisms for park operations and maintenance, including benefit assessment districts and County Service Areas (CSAs), with appropriate exemptions included for those landowners that provide open space amenities.

Responsible Departments: *Parks Department, Parks Commission, Planning Department, Planning Commission, Treasurer-Tax Collector, Auditor-Controller, Chief Executive Office, Board of Supervisors*

5. The County shall encourage the interconnection of recreational areas, open spaces and parks that are oriented to pedestrian and bicycle travel along public highway rights-of-way, while protecting private property to the greatest extent possible.

Responsible Departments: *Parks Department, Parks Commission, Planning Department, Planning Commission, Public Works, Board of Supervisors*

6. The County Department of Parks and Recreation will cooperate with efforts by the State Parks Department to make Henry Coe State Park more accessible to Stanislaus County residents.

Responsible Department: *Parks and Recreation*

7. The County shall require at least three net acres of developed neighborhood parks to be provided for every 1,000 residents.
Responsible Departments: *Parks Department, Parks Commission, Planning Department, Planning Commission, Board of Supervisors*

POLICY THIRTEEN

Promote the use of water reservoirs for multiple recreational purposes, where appropriate.

IMPLEMENTATION MEASURES

1. The County shall encourage the multiple use of reservoirs as flood control devices, recreational facilities, and wildlife habitats.
Responsible Departments: *Parks and Recreation, Board of Supervisors*
2. The County shall, when funds become available, install boat ramps where appropriate.
Responsible Departments: *Parks and Recreation, Board of Supervisors*

POLICY FOURTEEN

Provide for diverse recreational opportunities such as horseback riding trails, hiking trails, and bikeways.

IMPLEMENTATION MEASURES

1. In areas where appropriate, equestrian facilities may be provided. (The County should consider equestrian facilities when developing new parks. Also, in large land subdivisions where horses are permitted, the County should encourage the development of equestrian facilities.)
Responsible Departments: *Parks and Recreation, Planning Department, Planning Commission, Board of Supervisors*
2. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within the sphere of influence of cities or other urban areas.
Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*

POLICY FIFTEEN

Coordinate the provision of recreation needs with other providers such as the Army Corps of Engineers, the State Resources Agency, school districts, river rafters, horse stable operators, and private organizations such as the Sierra Club and Audubon Society.

IMPLEMENTATION MEASURES

1. The County will pursue various funding options for providing recreational opportunities.
Responsible Departments: *Parks and Recreation, Board of Supervisors*

2. The County will assume responsibility for parks, when financially feasible, dedicated to them by state or federal agencies.

Responsible Departments: Parks and Recreation, Board of Supervisors

3. Prior to the issuance of any building permit on parcels fronting the Stanislaus River, it shall be verified that the building site is outside of Army Corps of Engineers easements.

Responsible Department: Building Inspection

4. An inventory of recreational facilities shall be maintained for use in parks and recreation facilities planning.

Responsible Department: Parks and Recreation

GOAL FIVE

Reserve, as open space, lands subject to natural disaster in order to minimize loss of life and property of residents of Stanislaus County.

POLICY SIXTEEN

Discourage development on lands that are subject to flooding, landslide, faulting or any natural disaster to minimize loss of life and property.

IMPLEMENTATION MEASURES

1. Enforce the provisions of the Alquist-Priolo Earthquake Fault Zoning Act.
Responsible Departments: *Building Inspection, Planning Department, Planning Commission, Board of Supervisors*
2. Development will not be permitted in floodways unless it meets the requirements of Chapter 16.40 of the County Code and is approved by the State Reclamation Board.
Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*
3. Development proposals in an area identified as having unstable soils (bluff, landslide areas in the foothills, etc.) shall include measures for mitigating possible hazards.
Responsible Departments: *Public Works, Building Inspection, Planning Department, Planning Commission, Board of Supervisors*
4. The County shall enforce the subdivision ordinance requirement for soils reports, which may be required to include a geologic report.
Responsible Departments: *Public Works, Planning Commission, Board of Supervisors*
5. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be subject to natural disasters.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY SEVENTEEN

Develop a plan to minimize the impacts of a disaster.

IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster. Evacuation routes will serve all of the jurisdictions in the County. Plans for evacuation routes must be coordinated with the cities.
Responsible Department: *Emergency Services*

2. In case of a disaster, the County will use the adopted emergency plan and the procedures established in that document.

Responsible Departments: *Emergency Services, Sheriff, Fire Safety, Board of Supervisors*

3. The County will provide information to anyone interested in forming a flood control district in Stanislaus County.

Responsible Department: *Public Works*

GOAL SIX

Improve air quality.

POLICY EIGHTEEN

The County will promote effective communication, cooperation and coordination among agencies involved in developing and operating local and regional air quality programs.

IMPLEMENTATION MEASURES

1. Refer discretionary projects under CEQA review to the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD), neighboring jurisdictions and other affected agencies for review and comment.
Responsible Department: Planning Department
2. Work with other agencies in the San Joaquin Valley to establish coordinated air quality programs and implementation measures.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY NINETEEN

The County will strive to accurately determine and fairly mitigate the local and regional air quality impacts of proposed projects.

IMPLEMENTATION MEASURES

1. Require all development proposals, where appropriate, to include reasonable air quality mitigation measures.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. Minimize case-by-case analysis of air quality impacts through the use of standard criteria for determining significant environmental effects, a uniform method of calculating project emissions, and standard mitigation methods to reduce air quality impacts.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY

The County shall strive to reduce motor vehicle emissions by reducing vehicle trips and vehicle miles traveled and increasing average vehicle ridership.

IMPLEMENTATION MEASURES

1. Through strategies identified in the Circulation Element, ensure that circulation systems are designed and maintained to minimize traffic congestion and vehicle emissions.
Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*
2. Support a broad range of transportation modes, including public transit, bicycling and pedestrian travel, through the strategies identified in the Circulation Element.
Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*
3. Help achieve a jobs/housing balance by working with appropriate organizations to attract employers to Stanislaus County.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY-ONE

The County will support efforts to increase public awareness of air quality problems and solutions.

IMPLEMENTATION MEASURES

1. Support and participate in the air quality education programs of the SJVUAPCD to the greatest extent possible.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
2. Support education programs that increase public awareness of techniques to reduce fine particulate matter (PM-10) emissions.
Responsible Departments: *U.C. Cooperative Extension, Agricultural Commissioner, Agricultural Advisory Board, Planning Department, Department of Environmental Resources, Public Health, Building Inspections, Board of Supervisors*
3. Work with the local building industry, utilities, and the SJVUAPCD to educate developers and builders on the benefits of energy-efficient designs and the use of low-emission equipment for new residential and commercial construction.
Responsible Departments: *Planning Department, Building Inspections*

GOAL SEVEN

Support efforts to minimize the disposal of solid waste through source reduction, reuse, recycling, composting and transformation activities.

(Comment: As urbanization spreads and populations increase, more and more refuse is produced. Public Resources Code Section 41780 requires Stanislaus County to reduce solid waste disposal 25% by the year 2000 through maximizing the use of all feasible source reduction, recycling and composting options. For wastes that cannot be feasibly reduced at their source, recycled, or composted, the practices of environmentally safe transformation or land disposal, or both, may be used. Barriers to siting such disposal facilities include environmental factors and costs.)

POLICY TWENTY-TWO

The County will support the solid waste management hierarchy established by the California Public Resources Code, Section 40051, and actively promote the goals and objectives specified in the Countywide Integrated Waste Management Plan.

IMPLEMENTATION MEASURES

1. Encourage and promote activities, projects, legislation, business and industries that cause solid waste to be reduced at the source, reused, recycled and/or composted.
Responsible Departments: *Planning Department, Environmental Resources, Planning Commission, Board of Supervisors, SCEDCO*
2. Complete and adopt the state-mandated Countywide Integrated Waste Management Plan by January 31, 1996.
Responsible Departments: *Environmental Resources, Board of Supervisors*
3. Encourage the use of transformation facilities (such as waste-to-energy plants) as a component of the County's integrated waste management system.
Responsible Departments: *Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*
4. Actively pursue the identification, siting, permitting and operation of additional landfill capacity to receive solid wastes that are not diverted from disposal and for the disposal of ash from transformation facilities.
Responsible Departments: *Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*
5. Encourage and promote activities, projects, legislation, businesses and industries that cause special wastes (e.g., food processing residue, demolition/construction waste, inert wastes, tires, de-watered sludge, household hazardous waste, etc.) to be safely diverted from landfills or transformation facilities, including composting and co-composting operations.
Responsible Departments: *Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY-THREE

The County will protect existing solid waste management facilities, including the waste-to-energy plant and the Fink Road landfill, against encroachment by land uses that would adversely affect their operation or their ability to expand.

IMPLEMENTATION MEASURES

1. Do not approve any discretionary projects within 1,000 feet of existing solid waste management facilities, including the Fink Road landfill and the waste-to-energy plant, unless such projects will have no adverse impact on those facilities or vice versa.

Responsible Departments: *Public Works, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

2. Explore the possibility of establishing an appropriate mechanism to preclude issuance of any building permits within 1,000 feet of solid waste management facilities, including the Fink Road landfill and the waste-to-energy plant.

Responsible Departments: *Public Works, County Counsel, Building Inspections, Board of Supervisors*

GOAL EIGHT

Preserve areas of national, state, regional and local historical importance.

POLICY TWENTY-FOUR

The County will support the preservation of Stanislaus County's cultural legacy of historical and archeological resources for future generations.

(Comment: Landmarks of historical consequence not only include old schoolhouses, and covered bridges, but also such sites as Native American burial grounds, cemeteries, pottery, rock carvings, and rock paintings. Normally, "sensitive" areas are often located near natural watercourses, springs or ponds, or on elevated ground. However, due to the silt build-up in the valley and the meandering of rivers, archaeological and historical sites may be found in unsuspected areas.)

IMPLEMENTATION MEASURES

1. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. The County shall seek input from the Knight's Ferry Municipal Advisory Council concerning any development proposals in the HS zone in Knight's Ferry.
Responsible Departments: Planning Department, Historical Sub-Committee of the Planning Commission, Planning Commission, Board of Supervisors
3. The County shall work with the County Historical Society, and other organizations and interested individuals to study, identify and inventory archeological resources and historical sites, structures, buildings and objects.
Responsible Department: Parks and Recreation
4. The County will cooperate with the State Historical Preservation Officer to identify and nominate historical structures, objects, buildings and sites for inclusion under the Historical Preservation Act.
Responsible Department: Parks and Recreation
5. The County shall utilize the California Environmental Quality Act (CEQA) process to protect archaeological or historic resources. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors
6. The County shall make referrals to the Office of Historic Preservation and the Central California Information Center as required to meet CEQA requirements.
Responsible Department: Planning Department

7. The County will work with all interested individuals and organizations to protect and preserve the mining heritage of Stanislaus County.
Responsible Department: Parks and Recreation

POLICY TWENTY-FIVE

"Qualified Historical Buildings" as defined by the State Building Code shall be preserved.

IMPLEMENTATION MEASURES

1. Whenever possible, the County Building Inspection Division shall utilize the provisions of the State Building Code that allow historical buildings to be restored without damaging the historical character of the building.
Responsible Department: Building Inspection
2. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL NINE

Manage extractive mineral resources to ensure an adequate supply without degradation of the environment.

POLICY TWENTY-SIX

Surface mining in areas classified by the State Division of Mines and Geology as having significant deposits of extractive mineral resources shall be encouraged.

IMPLEMENTATION MEASURES

1. The County shall encourage and support the State Division of Mines and Geology or other public or private organizations in designating the County's sand and gravel resources.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. The County shall utilize the California Environmental Quality Act (CEQA) process to protect mineral resources as well as the environment. Most discretionary projects require review for compliance with CEQA. As a part of this review, environmental impacts and alternatives, must be identified and the manner for such significant effects to be avoided or mitigated must be indicated. The Legislature declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.
3. The County shall adopt the Mineral Resources land use designation for those areas designated by the state as significant deposits of mineral resources at such time as the State Division of Mines and Geology completes the countywide mineral resources designation process under the Surface Mining and Reclamation Act (SMARA).
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.
4. The County shall consider adopting the Mineral Resources land use designation for those areas identified as significant deposits of mineral resources in the 1993 Mineral Land Classification of Stanislaus County prepared by the State Division of Mines and Geology.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-SEVEN

The County shall emphasize the conservation and development of lands having significant deposits of extractive mineral resources by not permitting uses that threaten the potential to extract the minerals.

IMPLEMENTATION MEASURES

1. Requests for conversion of lands with significant deposits of extractive mineral resources (e.g., sand and gravel) to urban uses shall not be approved unless provisions are made for extraction prior to development.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
2. Any approval of potentially incompatible land uses in and surrounding areas containing significant deposits of extractive mineral resources shall include conditions mitigating the significant land use conflicts.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
3. The classification maps and mineral information contained in the Mineral Land Classification of Stanislaus County, California (Special Report 173), together with Public Resources Code Section 2710 et seq. (SMARA) and state policy, are hereby incorporated in this General Plan by reference.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY TWENTY-EIGHT

Lands used for the extraction of mineral resources shall be reclaimed as required by the Surface Mining and Reclamation Act of 1975 to minimize undesirable impacts.

IMPLEMENTATION MEASURES

1. Approval of any excavation permits shall include requirements for reclamation of the land consistent with the land use designation.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
2. Mineral excavation on productive agricultural land should have a reclamation plan that retains or restores a maximum amount of agricultural or open space land.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

GOAL TEN

Protect fish and wildlife species of the County.

POLICY TWENTY-NINE

Adequate water flows should be maintained in the County's rivers to allow salmon migration.

IMPLEMENTATION MEASURE

1. The County should continue to lobby the federal government to provide adequate water flow in the County's rivers to allow salmon migration.
Responsible Department: Board of Supervisors

POLICY THIRTY

Habitats of rare and endangered fish and wildlife species shall be protected. Information on rare and endangered species and habitats is constantly being updated in response to a 1982 state law by the California State Department of Fish and Game through various sources which include the Stanislaus Audubon Society, California Native Plant Society, and the Sierra Club.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be detrimental to fish, plant life, or wildlife species.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. The County shall maintain information regarding fish and wildlife habitats and rare and endangered flora and fauna species.
Responsible Department: Planning Department
3. The County shall protect sensitive wildlife habitat and plant life through the strategies identified under Policy Three of this element.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL ELEVEN

Conserve resources through promotion of waste reduction, reuse, recycling, composting, ride-share programs and alternative energy sources such as mini-hydroelectric plants, gas and oil exploration, and transformation facilities such as waste-to-energy plants.

POLICY THIRTY-ONE

The County shall provide zoning mechanisms for locating material recovery facilities, recycling facilities, composting facilities, and new energy producers when the proposed location does not conflict with surrounding land uses.

IMPLEMENTATION MEASURES

1. The County shall include provisions in its zoning ordinance for siting material-recovery facilities, recycling facilities, composting facilities, mini-hydroelectric plants and transformation facilities by June 30, 1997.
Responsible Departments: *Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*
2. The County shall actively pursue and implement projects, plans and programs that will effectively protect and conserve existing and future landfill capacity.
Responsible Departments: *Environmental Resources, Board of Supervisors*

POLICY THIRTY-TWO

New construction by the County shall meet or exceed code requirements for energy conservation.

IMPLEMENTATION MEASURES

1. New County facilities should be designed to maximize energy efficiency.
Responsible Departments: *County Executive Office, Building Inspection Division*
2. Existing County facilities should be made to maximize energy efficiency where it is found to be economically reasonable.
Responsible Departments: *County Executive Office, Building Inspection Division*

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STANISLAUS COUNTY
HARDWOOD RANGELANDS

APPENDIX III-A

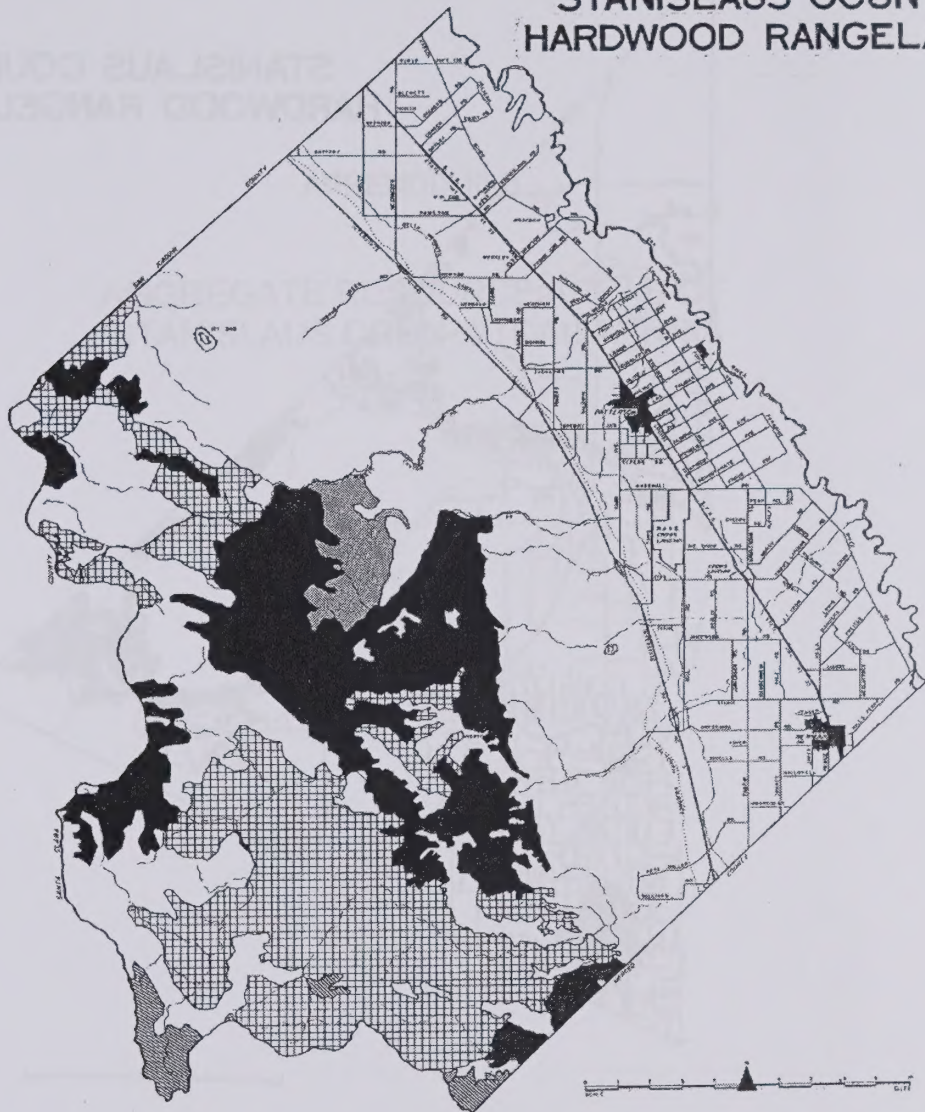
STANISLAUS COUNTY HARDWOOD RANGELANDS

Source: California Department of Forestry and Fire Protection (CDF) maps prepared by Pillsbury, N.H., et al. 1991. From 1981 1:24,000 CDF aerial photos. Hardwoods above 5,000 feet were not mapped.

Refer to Extent and Ownership of California's Hardwoods for additional information.

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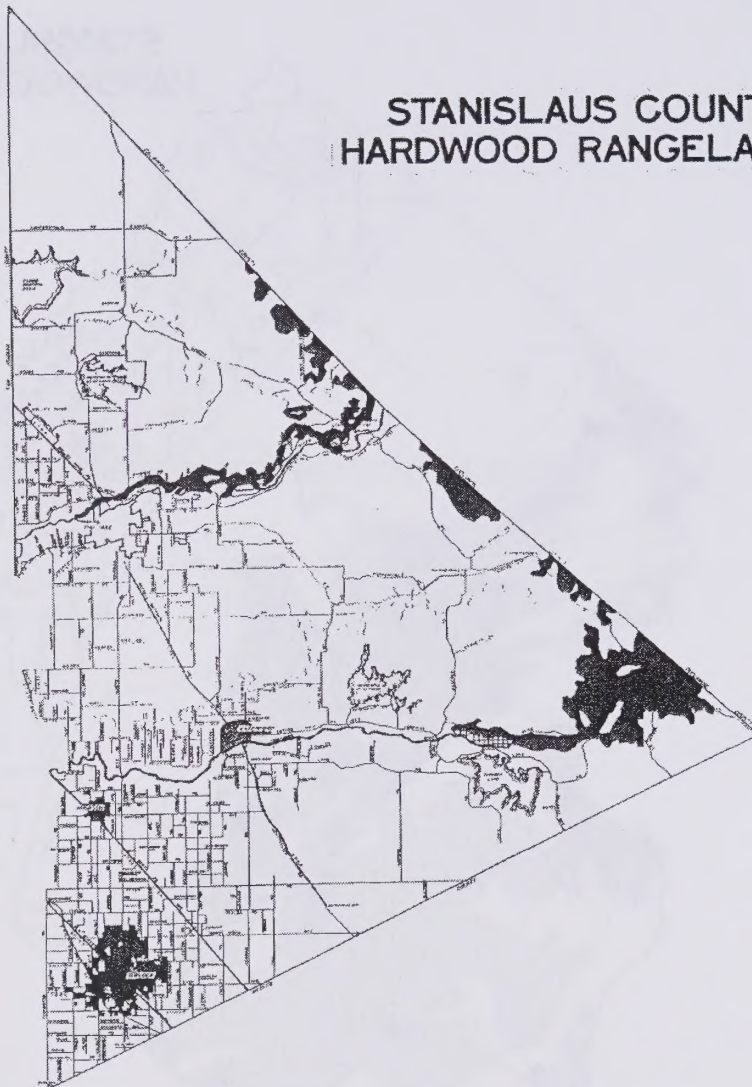
STANISLAUS COUNTY HARDWOOD RANGELANDS



SPECIES GROUP

	BLUE OAK WOODLAND		VALLEY OAK WOODLAND
	BLUE OAK-FOOTHILL PINE WOODLAND		COASTAL OAK WOODLAND

STANISLAUS COUNTY HARDWOOD RANGELANDS



SPECIES GROUP

	BLUE OAK WOODLAND		VALLEY OAK WOODLAND
	BLUE OAK - FOOTHILL PINE WOODLAND		COASTAL OAK WOODLAND

APPENDIX III-B

AGGREGATE RESOURCE AREAS OF
STANISLAUS COUNTY, CALIFORNIA

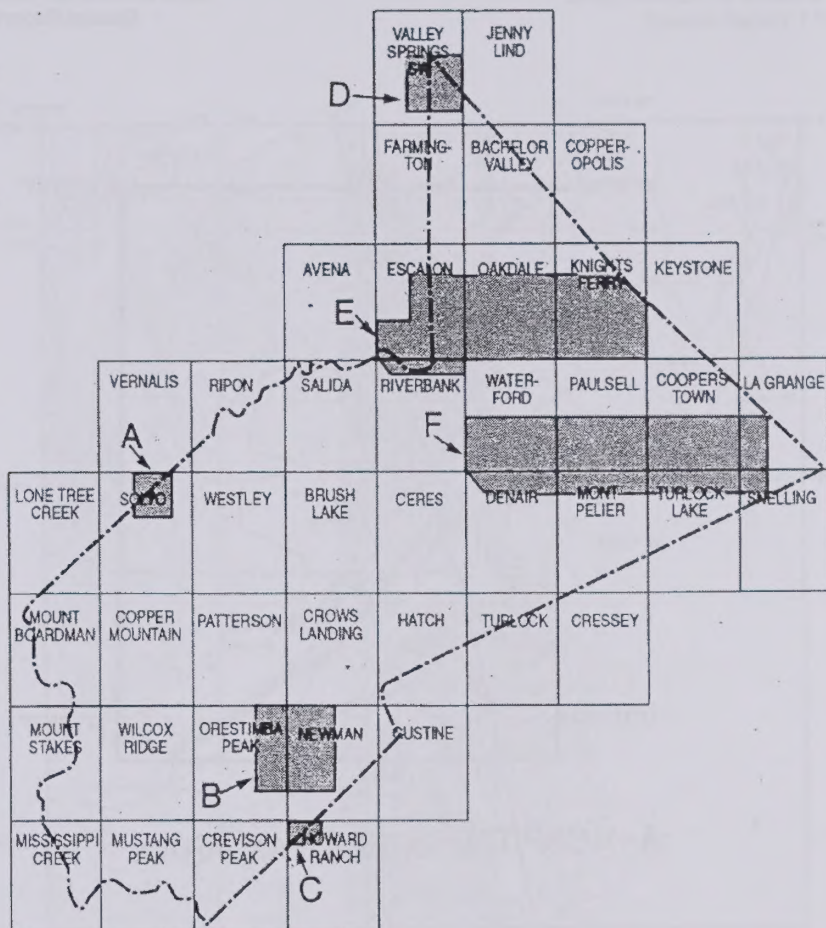


Map of Stanislaus County, California, showing aggregate resource areas.



AGGREGATE RESOURCE AREAS
OF STANISLAUS COUNTY
Office of Natural Resources
Stanislaus County, California

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Index map of U.S.G.S. 7.5-minute quadrangles used to compile bases.

Topographic base maps by U.S. Geological Survey.

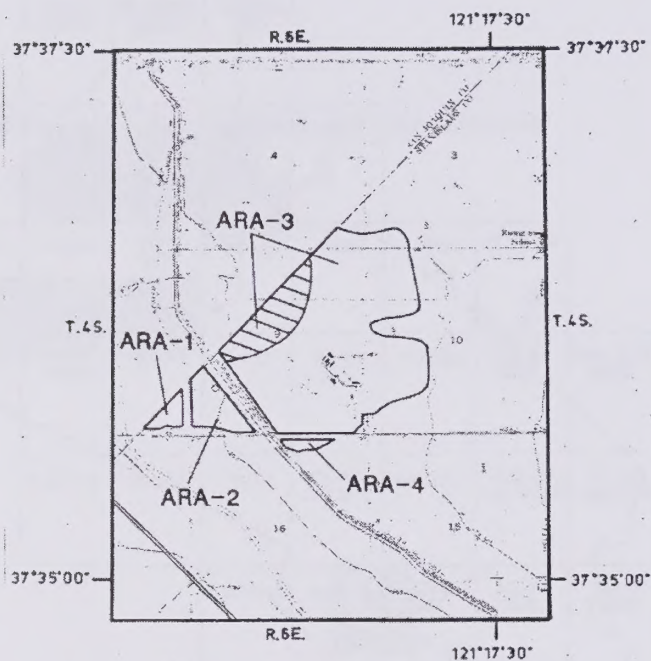


AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)

AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)

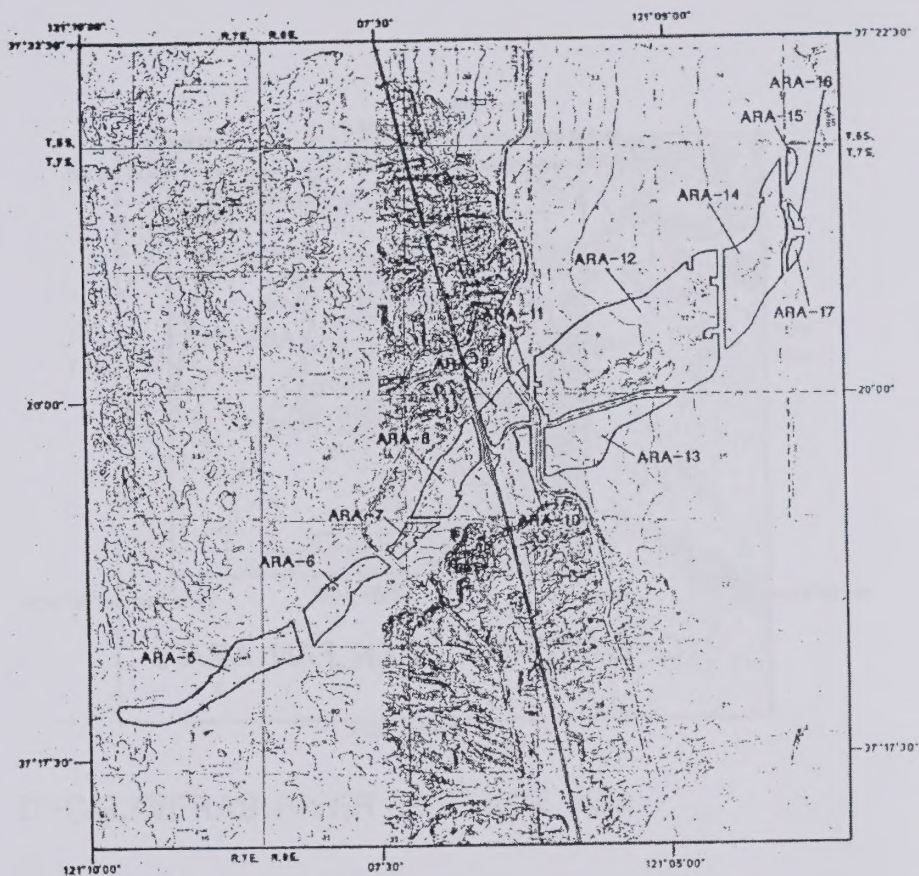


A-HOSPITAL CREEK FAN ARA's



AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)

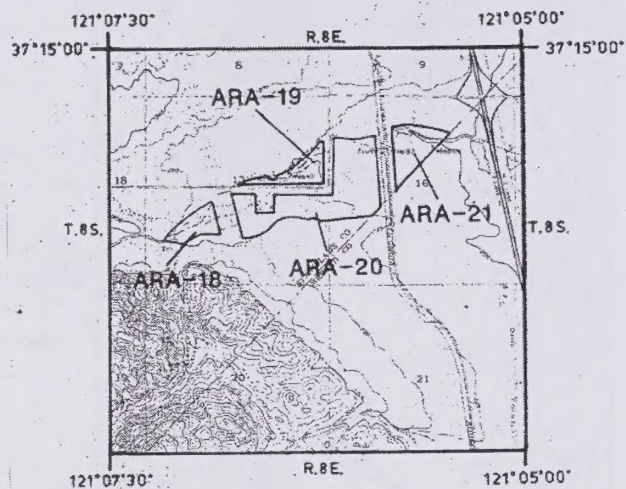


B-ORESTIMBA CREEK FAN ARA's



AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)

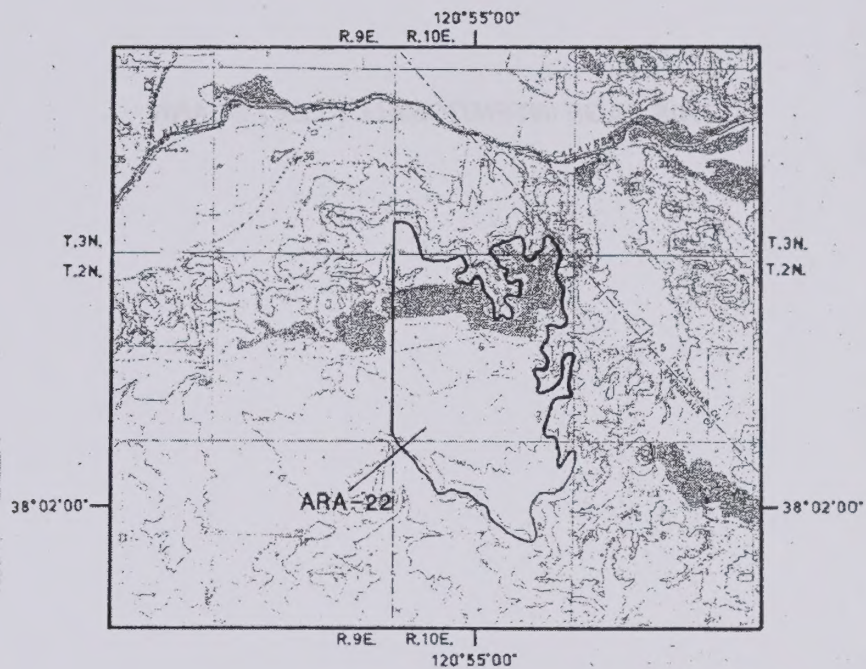


C-GARZAS CREEK FAN ARA's



AGGREGATE RESOURCE AREAS OF STANISLAUS COUNTY

State Division of Mines & Geology
Special Report 173 (1993)



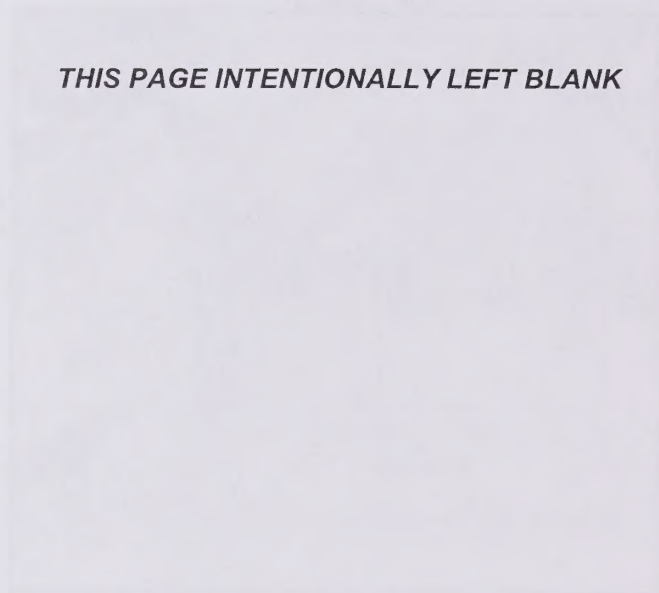
D-CALAVERAS RIVER TERRACE ARA



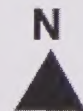
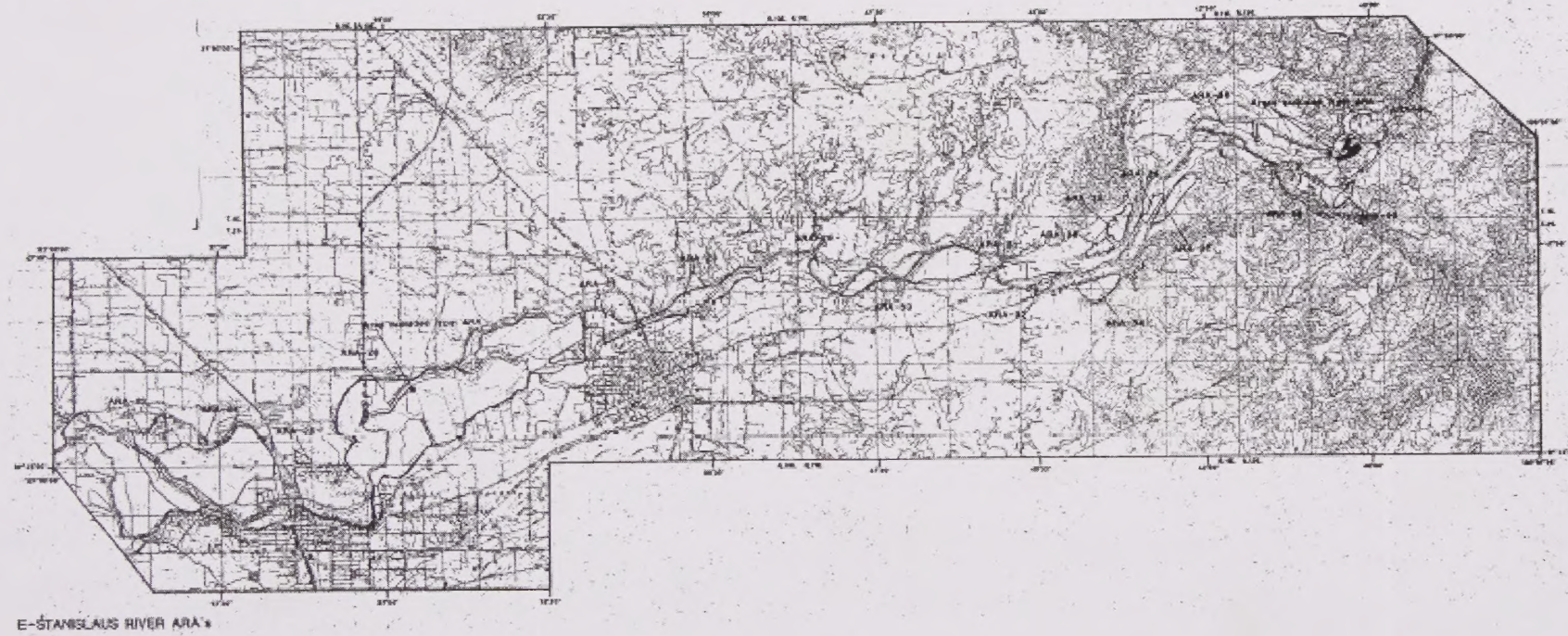
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CORRECTIONS
OFFICE OF THE WARDEN
MONTGOMERY, ALABAMA 36103
(205) 261-1234

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ALABAMA DEPARTMENT OF
CORRECTIONS

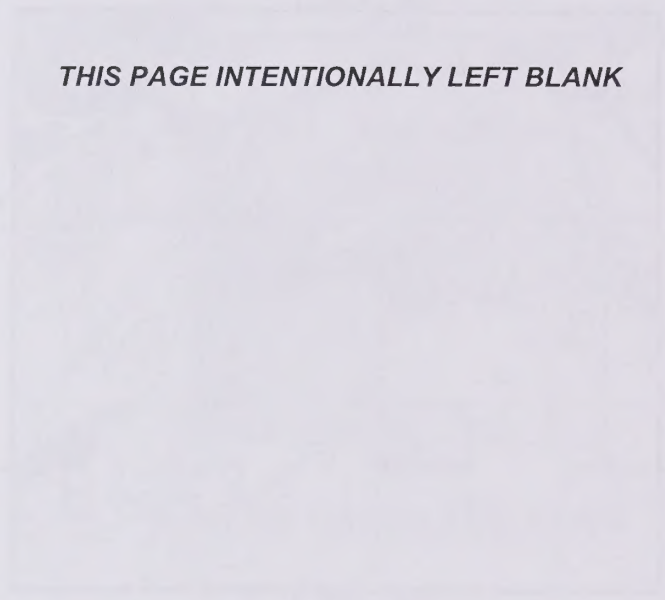


AGGREGATE RESOURCE AREAS
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Special Report 173 (1993)

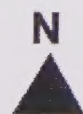
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AGGREGATE RESOURCE AREAS
OF STANISLAUS COUNTY
State Division of Mines & Geology
Special Report 173 (1993)

2020
YTHU
2021



Figure 1: [illegible]



NOISE ELEMENT

1.0 INTRODUCTION

1.1 Authority

"The purpose of the noise element is to limit the exposure of the community to excessive noise levels."¹ The 2003 Noise Element Guidelines requires local governments to "analyze and quantify noise levels and the extent of noise exposure" through field measurements or noise modeling, and "implement measures and possible solutions to existing and foreseeable noise problems." California Government Code Section 65302(f) requires that current and projected noise levels be analyzed and quantified for highways, freeways, primary arterials, and major local streets. Noise contours for current and projected conditions within the community are required to be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level (L_{dn}), which are descriptors of total noise exposure at a given location for an annual average day. CNEL and L_{dn} are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0 dBA. Section 1.4 provides an explanation of the acoustical terminology used in this document.

It is intended that the noise exposure information developed for the Noise Element be incorporated into the General Plan to serve as a basis for achieving Land Use compatibility within the unincorporated areas of the County. It is also intended that the noise exposure information developed for the Noise Element be used to provide baseline levels for use in the development and enforcement of a local noise control ordinance to address noise levels generated by non-preempted noise sources within the County.

According to the Noise Element Requirements and Noise Element Guidelines, the following major noise sources should be considered in the preparation of a Noise Element:

1. Highways and freeways
2. Primary arterials and major local streets
3. Passenger and freight online railroad operations and ground rapid transit systems
4. Commercial, general aviation, heliport, helistop, and military airport operations, aircraft over flights, jet engine test standards, and all other ground facilities and maintenance functions related to airport operation
5. Local industrial plants, including, but not limited to, railroad classification yards
6. Other ground stationary sources identified by local agencies as contributing to the community noise environment

Noise-sensitive areas to be considered in the Noise Element should include areas containing the following noise sensitive land uses:

1. Schools
2. Hospitals
3. Convalescent homes
4. Churches
5. Sensitive wildlife habitat, including the habitat of rare, threatened, or endangered species
6. Other uses deemed noise sensitive by the local jurisdiction

¹ State of California General Plan Guidelines 2003, Governor's Office of Planning and Research (OPR), State of California, October 2003, p. 87.

1.2 Relationship to Other Elements of the General Plan

The Noise Element is most related to the Land Use and Circulation Elements of the General Plan. Its relationship to the Land Use Element is direct in that the implementation of either element has the potential to result in the creation or elimination of a noise conflict with respect to differing land uses. The Land Use Element must be consistent with the Noise Element in discouraging the development of incompatible adjacent land uses to prevent impacts upon noise sensitive uses and to prevent encroachment upon existing noise-generating facilities.

The Circulation Element is linked to the Noise Element in that traffic routing and volume directly affect community noise exposure. For example, increased traffic volume may produce increased noise in a residential area so that noise control measures are required to provide an acceptable noise environment. Similarly, rerouting traffic from a noise-impacted neighborhood may provide significant noise relief to that area. Implementation of the Circulation Element should include consideration of potential noise effects.

1.3 Noise and Its Effects on People

The Technical Reference Document, included in the General Plan Support Document, is an update of a previous technical reference document and provides a discussion of the fundamentals of noise assessment, the effects of noise on people and criteria for acceptable noise exposure. It is intended that the Technical Reference Document serve as a reference for Stanislaus County when reviewing documents or proposals which refer to the measurement and effects of noise within the County.

1.4 Acoustical Terminology

"Ambient noise levels" means the composite of noise from all sources near and far. In this context it represents the normal or existing level of environmental noise at a given location for a specific time of the day or night.

"A weighted sound level" means the sound level in decibels as measured with a sound level meter using the "A" weighted network (scale) at slow meter response. The unit of measurement is referred to herein as dBA.

"CNEL" means Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

"Decibel, dB" means a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

"Equivalent Energy Level, L_{eq} " means the sound level corresponding to a steady state sound level containing the same total energy as time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

"Impulsive Noise" means a noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

" L_{max} " means the maximum A-weighted noise level recorded during a noise event.

"Day/Night Average Sound Level, L_{dn} " is a 24-hour measure of the cumulative noise exposure in a community, with a 10 dBA penalty added to nocturnal (10:00 p.m. - 7:00 a.m.) noise levels.

"Noise Exposure Contours" Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L_{dn} are the descriptors utilized herein to describe community exposure to noise.

"Preempted Noise Source" means a noise source which cannot be regulated by the local jurisdiction due to existing state or federal regulations already applying to the source. Examples of such sources are vehicles operated on public roadways, railroad trains and aircraft.

"Pure Tone Noise" means any noise which is distinctly audible as a single pitch (frequency) or set of pitches. For the purposes of this document, a pure tone shall exist if the one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above and by 8 dB for center frequencies between 160 and 400 Hz and 15 dB for center frequencies less than or equal to 125 Hz.

2.0 EXISTING AND FUTURE NOISE ENVIRONMENT

2.1 Overview of Sources

Based on discussion with County of Stanislaus Department of Planning and Community Development staff regarding potential major noise sources and field studies conducted by Brown Buntin Associates (1986) and updated by Illingworth & Rodkin (2004), it was determined that there are a number of potentially significant sources of community noise within Stanislaus County. These sources include traffic on state highways and major County roadways, railroad operations, airport operations and industrial activities. Specific noise sources selected for study are described in the Technical Reference Document.

2.2 Methods and Noise Exposure Maps

The California Department of Transportation (Caltrans) Noise Prediction Model LeqV2 was used in conjunction with field noise level measurements to develop L_{dn} contours for the state highways and major county roadways within the unincorporated areas of Stanislaus County. Annual average daily traffic volumes (AADT) and truck mixes for existing (2000) and future (2030) conditions were obtained from Caltrans and the Stanislaus County Department of Public Works. CNEL contours for operations at the Oakdale Municipal Airport and the Modesto City/County Airport were derived from existing Airport Master Plan reports.

Tabulated existing noise contours for the major railroad lines throughout the county are shown in Table 1. Figure 1 shows the locations and generalized L_{dn} 2030 noise contours of major roadway noise sources. Noise exposure contours for major transportation sources of noise within the unincorporated areas of Stanislaus County are also contained within Appendix A (Existing Noise Sources) and B (Future Noise Sources) of the Technical Reference Document (2004). Generalized

L_{dn} noise contours of major industrial noise sources can be found in Part C-7 (Existing Noise Environment, Industrial and Other Stationary Noise Sources) of the Technical Noise Document (2004). It should be noted that these contours are generally based upon annual average conditions, and are not intended to be site-specific where local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location. The noise contour maps have been prepared to assist Stanislaus County with the implementation of the Noise Element through the project review and long range planning processes.

3.0 COMMUNITY NOISE SURVEY

As required by the Government Code and ONC Guidelines, a community noise survey was conducted to document noise exposure in areas of the County containing noise sensitive land uses. The following noise sensitive land uses have been identified within Stanislaus County:

1. Residential uses in Single-Family Residential, Medium-Density Residential and Multiple-Family Residential zones.
2. Schools
3. Long-term care medical facilities, such as hospitals, nursing homes, etc.

Noise monitoring sites were selected to be representative of typical conditions in the unincorporated areas of the County where noise sensitive land uses are located. A combination of short-term and long-term (24-hour) noise monitoring was used to document existing noise levels at these locations during July and August of 2004. A total of 30 monitoring sites were selected, including 20 long-term noise measurements and 10 short-term noise measurements. Measurement locations are shown in Figure 2.

Long-term noise measurements were conducted to show the daily trend in noise levels throughout a 24-hour to 48-hour period. Noise level data collected during continuous monitoring included the L_{eq} , maximum noise level and the statistical distribution of noise levels for each hour of the sample period. The hourly fluctuations of noise levels at the long-term sites are summarized in graphic form in Appendix A of the Technical Reference Document (2004).

Short-term noise measurements were conducted in simultaneous intervals with traffic volume and speed observations. L_{dn} noise levels at each receiver were calculated by adjusting for differences in traffic conditions during measurements and the loudest existing hourly traffic conditions (based on the existing AADT traffic volumes). The data collected during the short-term sampling program included the L_{eq} , maximum noise level, minimum noise level and a description of major sources of noise which were audible. Long and short-term measured noise level data collected during the community noise survey are summarized in Tables 2 and 3.

The quietest areas of unincorporated Stanislaus County are those which are removed from major transportation-related noise sources and local industrial or other stationary noise sources. Good examples of these quiet areas are rural areas such as Hickman, Valley Home, and La Grange. The noisier areas surveyed were those located near state highways (Salida), major county roadways (Westport and Shackelford), or railroads (Empire). Typically, maximum noise levels observed during the survey were generated by local automobile traffic or heavy trucks. Other sources of maximum noise levels included occasional aircraft over flights and, in some areas, railroad operations (especially horns). Background noise levels in the absence of the above-described sources were caused by distant traffic, wind in the trees, running water, birds and distant industrial or other stationary noise sources.

4.0 LAND USE COMPATIBILITY GUIDELINES

Figure 3 is provided as reference concerning the sensitivity of different land uses to their noise environment. It is intended to illustrate the range of noise levels which will allow the full range of activities normally associated with a given land use. For example, exterior noise levels in the range of 50-60 L_{dn} (or CNEL) are generally considered acceptable for residential land uses, since these levels will usually allow normal outdoor and indoor activities such as sleep and communications to occur without interruption. Industrial facilities, however, can be relatively insensitive to noise and may generally be located in a noise environment of up to 75 L_{dn} (or CNEL) without significant adverse effects. Specific noise compatibility criteria in terms of L_{dn} or CNEL for residential and noise sensitive land uses in Stanislaus County are defined in Section 5.0.

Table 1: Noise Contour Distances for Major Railroad Lines (2004)

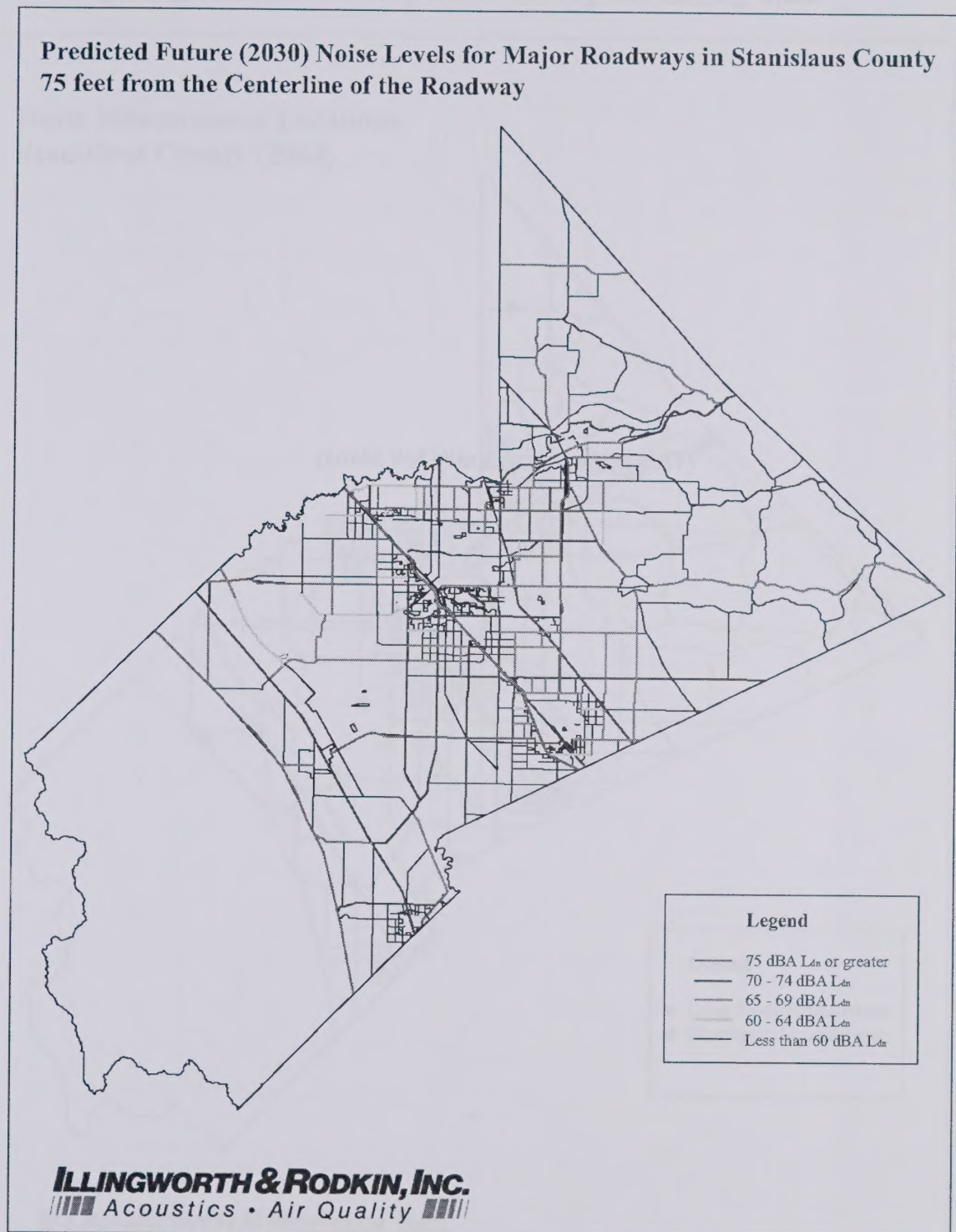
Railroad Description*	Distance from Centerline of Roadway (in feet) Based on Traffic Noise Modeling			
	75-Ldn	70-Ldn	65-Ldn	60-Ldn
Union Pacific Railroad (UPRR)	70	150	320	680
Burlington Northern and Santa Fe (BN & SF) Railway	100	200	440	950
Sierra Railroad	**	**	**	80
Tidewater Southern Railroad	**	**	60	140

* Noise contour distances for the Modesto and Empire Traction Company Railroad were not calculated due to a lack of specific information regarding train movements along this track.

** Distances of less than 50 feet are not included in this table.

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Figure 1: Noise Contours for Major Roadways (2030)





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Figure 2: Community Noise Survey Monitoring Sites

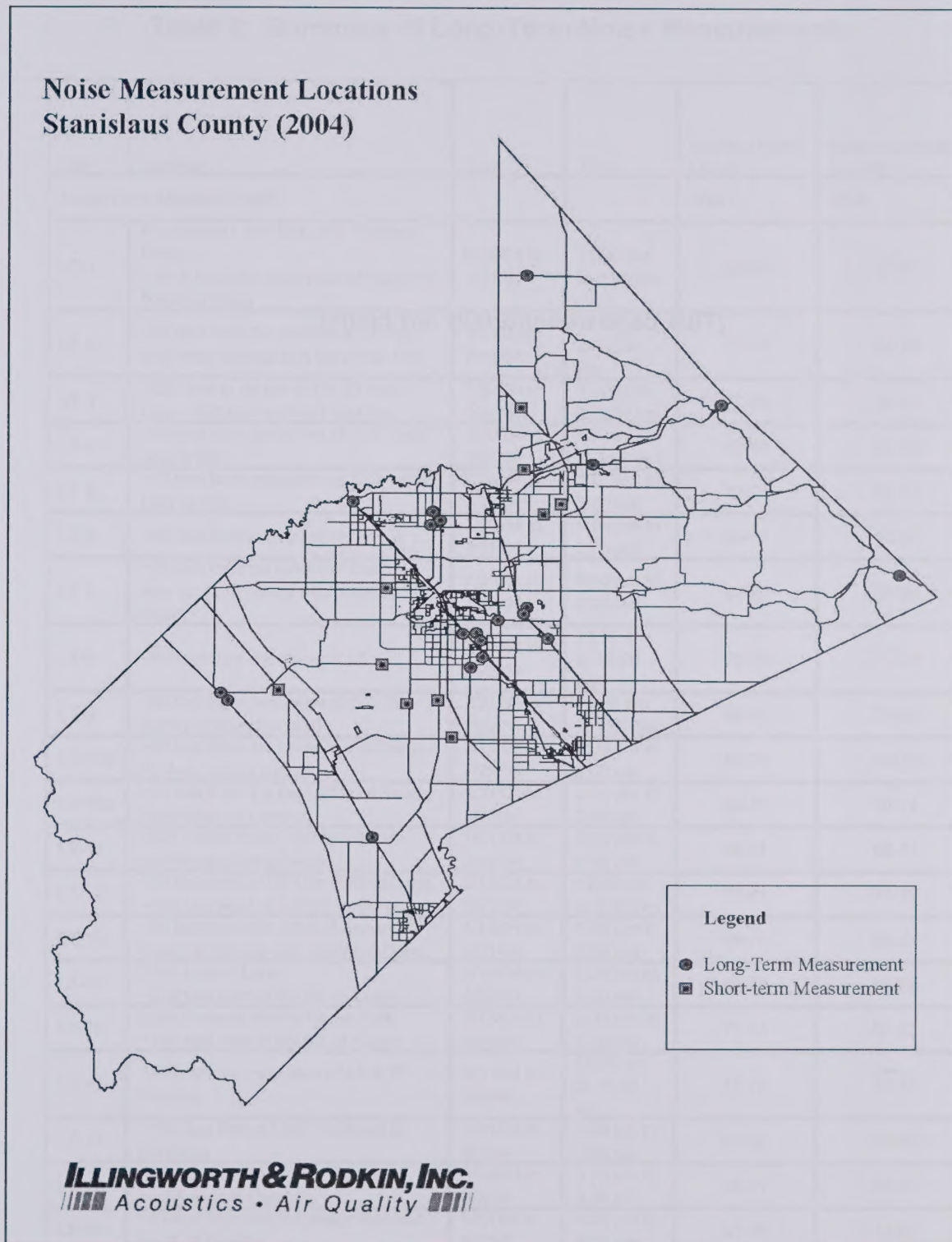


Table 2: Summary of Long-Term Noise Measurements

Site	Location	Date	Time	Daytime Noise Levels	Nighttime Noise Levels	L_{dn}
Long-Term Measurements				dBA	dBA	dBA
LT-1	Residential Land Use, 907 Kiernan Road ~ 60 ft from the centerline of Hwy 219 /Kiernan Road	7/20/04 to 7/21/04	11:00 am to 1:00 pm	65-68	56-65	68
LT-2	~50 feet from the centerline of Hwy 108, near intersection with Hwy 219	7/20/04 to 7/21/04	11:30 am to 12:30 pm	71-74	64-73	76
LT-3	~200 feet to center of SR 99 near lane, ~350 feet to UPRR Rail line	7/20/04 to 7/22/04	12:20 pm to 2:30 pm	72-75	69-75	78
LT-4	~30 feet from centerline of 132, near county line	7/20/04 to 7/21/04	12:00 pm to 4:00 pm	62-66	51-66	68
LT-5	~50 feet from centerline of 120, near County line	7/20/04 to 7/21/04	1:00 pm to 5:00 pm	70-73	62-72	75
LT-6	~45 feet from centerline of Hwy. 4	7/20/04 to 7/21/04	2:00 pm to 7:00 pm	64-67	54-67	69
LT-7	~30 feet from centerline of Central Ave, south of Ceres near Grayson Road	7/20/04 to 7/22/04	6:00 pm to 2:00 pm	67-70	59-69	72
LT-8	~65 feet from near lane of I-5	7/21/04 to 7/22/04	11:00 am to 12:00 pm	73-75	73-75	80
LT-9	~50 feet from centerline of SR 33, north of Crows Landing	7/21/04 to 7/22/04	11:30 am to 1:00 pm	66-70	57-69	72
LT-10a	~50 feet from the centerline of Santa Fe Ave., near Leedom	7/21/04 to 7/22/04	3:30 pm to 4:00 pm	68-75	62-76	78
LT-10b	~50 feet from the centerline of Santa Fe Avenue at Leedom	8/31/04 to 9/2/04	2:00 pm to 2:00 pm	69-75	60-74	76
LT-11	3831 Hatch Road, ~65 feet from centerline of Hatch Road	7/21/04 to 7/22/04	3:30 pm to 4:00 pm	68-71	62-71	74
LT-12	~20 feet west of SPTCo Railroad and ~105 feet west of SR 99, in Ceres	5/18/04 to 5/21/04	12:30 pm to 2:00 pm	77-81	71-79	83
LT-13	~30 feet from the edge of Service Road, at Service and Moffet in Ceres	5/18/04 to 5/21/04	1:00 pm to 2:00 pm	69-73	62-73	75
LT-14	2805 Evalee Lane ~270 feet east of SR 99, in Ceres	5/18/04 to 5/20/04	1:30 pm to 3:00 pm	66-69	60-69	72
LT-15	Little Orchard Mobile Home Park ~130 feet east of SR 99, in Ceres	5/18/04 to 5/20/04	2:30 pm to 3:00 pm	72-74	64-73	78
LT-16	~60 feet from near lane of I-5 in Westley	8/31/04 to 9/2/04	10:30 am to 10:30 am	72-74	71-75	80
LT-17	~150 feet from AT&SF Railroad in Hughson	8/31/04 to 9/2/04	1:00 pm to 2:00 pm	69-80	59-80	81
LT-18	~50 feet from the Sierra Railroad tracks east of Oakdale	8/31/04 to 9/2/04	3:00 pm to 3:00 pm	66-71	58-70	72
LT-19	~35 feet from the Tidewater Railroad, south of Del Rio	8/31/04 to 9/2/04	4:00 pm to 4:00 pm	63-70	43-63	70

Table 3: Summary of Short-Term Noise Measurements

Site	Location	Date	Time	L _{eq}	L ₁	L ₁₀	L ₅₀	L ₉₀
Short-Term Measurements				dB A	dBA	dBA	dBA	dBA
ST-1	~75 feet from the centerline of Maze Blvd/ Hwy. 132 at Garrison	7/20/04	12:55 pm to 1:00 pm	71	81	76	66	50
ST-2	~75 feet from the centerline of Grayson Road, east of Jennings Road	7/20/04	1:48 pm to 1:58 pm	61	75	63	45	37
ST-3	~80 feet from the centerline of Carpenter Road, at Monte Vista Avenue	7/20/04	2:22 pm to 2:32 pm	64	74	68	54	44
ST-4	~60 feet from the centerline of West Main Street, west of Blaker Road	7/20/04	3:00 pm to 3:10 pm	68	77	72	62	49
ST-5	~60 feet from the centerline of Crows Landing Road, at Zeering	7/20/04	3:33 pm to 3:43 pm	67	78	70	60	48
ST-6	~40 feet from the centerline of SR 33, south of Westley	7/21/04	10:50 am to 11:00 am	71	81	75	60	47
ST-7	~50 feet from the centerline of Albers, between Patterson and Claribel	7/21/04	5:50 pm to 6:00 pm	72	82	76	67	54
ST-8	~50 feet from the centerline of Claribel, between Albers and Hwy. 108	7/21/04	6:15 pm to 6:25 pm	69	78	74	62	50
ST-9	~60 feet from the centerline of Hwy. 108, at Orchard Ave.	7/21/04	6:40 pm to 6:50 pm	70	77	74	69	56
ST-10	~60 feet from the centerline of Valley Home Rd, at 12542 Valley Home Road	7/21/04	7:10 pm to 7:20 pm	65	76	71	52	42

Figure 3: Land Use Compatibility for Community Noise Environments

Land Use Category	Exterior Noise Exposure L_{dn} or CNEL, dBA					
	55	60	65	70	75	80
Residential - Low Density Single Family, Duplex, and Mobile Homes						
Multi Family Residential			*			
Hotels and Motels						
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches						
Auditoriums, Concert Halls, and Amphitheaters						
Sports Arena and Outdoor Spectator Sports						
Playgrounds and Neighborhood Parks						
Golf Courses, Riding Stables, Water Recreation, and Cemeteries						
Office Buildings, Business Commercial, and Professional						
Industrial, Manufacturing, Utilities, and Agriculture						

* Interior noise levels shall not exceed 45 L_{dn} in all new residential units (single and multi family). Development sites exposed to noise levels exceeding 60 L_{dn} shall be analyzed following protocols in Appendix Chapter 12, Section 1208, A, Sound Transmission Control, 1998 California Building Code.



NORMAL ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements.



CONDITIONALLY ACCEPTABLE

Specified land use may be permitted only after detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

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GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Prevent the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources to protect the economic base of the County.

POLICY ONE

It is the policy of Stanislaus County to utilize the noise exposure information contained within the General Plan to identify existing and potential noise conflicts through the Land Use Planning and Project Review processes.

IMPLEMENTATION MEASURE

1. Areas within Stanislaus County shall be designated as noise-impacted if exposed to existing or projected future noise levels exterior to buildings exceeding the standards in Figure 3 or the performance standards described by Table 4. Maps showing existing and projected future noise exposures exceeding 60 L_{dn} or CNEL for the major noise sources are depicted in Figure 1, Table 1, and are included in Appendix A and B of the Technical Reference Document (2004).
Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.

POLICY TWO

It is the policy of Stanislaus County to develop and implement effective measures to abate and avoid excessive noise exposure in the unincorporated areas of the County by requiring that effective noise mitigation measures be incorporated into the design of new noise generating and new noise sensitive land uses.

IMPLEMENTATION MEASURES

1. New development of noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the following levels:
 - a) For transportation noise sources such as traffic on public roadways, railroads, and airports, 60 L_{dn} (or CNEL) or less in outdoor activity areas of single family residences,

65 L_{dn} (or CNEL) or less in community outdoor space for multi-family residences, and 45 L_{dn} (or CNEL) or less within noise sensitive interior spaces. Where it is not possible to reduce exterior noise due to these sources to the prescribed level using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 L_{dn} (or CNEL) will be allowed. Under no circumstances will interior noise levels be allowed to exceed 45 L_{dn} (or CNEL) with the windows and doors closed in residential uses.

- b) For other noise sources such as local industries or other stationary noise sources, noise levels shall not exceed the performance standards contained within Table 4.

Responsible Departments: Environmental Resources, Planning Department, Building Inspections, Planning Commission, Board of Supervisors

2. New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 L_{dn} (or CNEL) in noise-sensitive areas. Additionally, the development of new noise-generating land uses which are not preempted from local noise regulation will not be permitted if resulting noise levels will exceed the performance standards contained within Table 4 in areas containing residential or other noise sensitive land uses.

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

TABLE 4

MAXIMUM ALLOWABLE NOISE EXPOSURE - STATIONARY NOISE SOURCES²

	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
Hourly L _{eq} , dBA	55	45
Maximum level, dBA	75	65

Each of the noise level standards specified in Table 4 shall be reduced by five (5) dBA for pure tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. The standards in Table 4 should be applied at a residential or other noise-sensitive land use and not on the property of a noise-generating land use. Where measured ambient noise levels exceed the standards, the standards shall be increased to the ambient levels.

3. Prior to the approval of a proposed development of noise-sensitive land uses in a noise impacted area, or the development of industrial, commercial or other noise generating land use in an area containing noise-sensitive land uses, an acoustical analysis shall be required. Where required, an acoustical analysis shall:

² As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

- a) Be the responsibility of the applicant.
- b) Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
- c) Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
- d) Include estimated noise levels in terms of L_{dn} (or CNEL) and the standards of Table 4 (if applicable) for existing and projected future (10-20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element.
- e) Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.
- f) Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.

Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

- 4. Projects which through the CEQA review process require an acoustical analysis shall include a monitoring program to specifically implement the recommended mitigation to noise impacts associated with the project.

Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

- 5. Noise level criteria applied to land uses other than noise sensitive uses shall be consistent with the recommendations of Figure 3: Land Use Compatibility for Community Noise Environments.

Responsible Department: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

- 6. Stanislaus County shall enforce Sound Transmission Control Standards in the 1998 California Building Code, Appendix Chapter 12, Section 1208, and Chapter 35 of the Uniform Building Code concerning the construction of new multiple-occupancy dwellings such as hotels, apartments, and condominiums in areas where the existing or projected future noise environment exceeds 60 L_{dn} or CNEL.

Responsible Department: Building Inspection

- 7. Replacement of noise-sensitive land uses located in noise-impacted areas which are destroyed in a disaster shall not be considered in conflict with this element if replacement occurs within one year.

Responsible Departments: Building Inspections, Planning Department, Environmental Resources.

POLICY THREE

It is the objective of Stanislaus County to protect areas of the County where noise-sensitive land uses are located.

IMPLEMENTATION MEASURES

1. Require the evaluation of mitigation measures for projects that would cause the L_{dn} at noise-sensitive uses to increase by 3 dBA or more and exceed the "normally acceptable" level, cause the L_{dn} at noise-sensitive uses to increase 5 dBA or more and remain "normally acceptable," or cause new noise levels to exceed the noise ordinance limits (after adoption).

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

2. In conjunction with or subsequent to a comprehensive update of the Noise Element, the County shall consider writing a community noise control ordinance based on the noise exposure information included in the research for the Noise Element. The "Model Community Noise Control Ordinance" prepared by the State Office of Noise Control should be considered for a guideline.

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

3. New equipment and vehicles purchased by Stanislaus County shall comply with noise level performance standards of the industry and be kept in proper working order to reduce noise impacts.

Responsible Department: County Executive Office

4. Stanislaus County should encourage the California Highway Patrol and local law enforcement officers to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers³, modified exhaust systems, and vehicle stereo systems⁴.

Responsible Department: Board of Supervisors

POLICY FOUR

It is the objective of Stanislaus County to ensure that the Noise Element is consistent with and does not conflict with other elements of the Stanislaus County General Plan.

IMPLEMENTATION MEASURES

1. The Noise Element shall be reviewed and updated as necessary to remain consistent with the Land Use and Circulation Elements of the General Plan.

Responsible Departments: Planning Department, Department of Environmental Resources, Planning Commission, Board of Supervisors

2. The Land Use and Circulation Elements of the General Plan shall be continually reviewed to ensure consistency with the findings and policies of the Noise Element as they relate to the prevention of future noise conflicts.

Responsible Department: Planning Department

³ Section 27150 of the California Motor Vehicle Code discusses the control of excessive exhaust noise.

⁴ Section 27007 of the California Motor Vehicle Code prohibits amplified sound which can be heard 50 or more feet from a vehicle.

Chapter 5

SAFETY ELEMENT

INTRODUCTION

Stanislaus County is susceptible to nearly every type of safety hazard in existence with the exception of tidal waves and major hazardous waste disposal sites. Information on the various types of safety hazards is provided in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" and summarized herein.

Seismic and Geological Hazard. Several known faults exist within Stanislaus County. They are located in the extreme eastern part of the County and in the Diablo Range west of I-5. These faults could cause ground shaking of an intensity approaching "X" (ten) on the Modified Mercalli Scale, which would result in very serious damage to most structures. The existence of unreinforced masonry buildings could cause severe loss of life and economic dislocation in an earthquake.

The area west of I-5 (Diablo Range) is noted for unstable geologic formations that are susceptible to landslide. A portion of the southern part of this area includes the Ortigalita Fault, part of which is designated as an Alquist-Priolo Earthquake Fault Zone. This prohibits most construction without a geologic study.

One of the hazards associated with seismic activity that has a major potential for destruction and loss of life is dam failure. Entire cities could be under 10 feet of water or more within a few hours of failure.

Flood Hazards. The major flooding in Stanislaus County occurs along the San Joaquin River and isolated stretches of the Tuolumne River. Creeks such as Salado, Sand, and Orestimba also experience flooding. Portions of the Stanislaus River still flood to the extent that there can be crop damage, but the Corps of Engineers has purchased flowage easements so that they have the "right" to flood this area.

Fire Hazards. Urban fires are generally man-caused fires that can be mitigated through proper building code requirements, fire flow minimums and zoning or subdivision ordinance requirements. Wildland fires are generally limited to the foothills on either side of the County. Although there is less of a hazard to structures and people, controlling such fires is more difficult because of their inaccessibility.

Hazardous Materials. The use, transportation and disposal of hazardous materials is becoming an issue of increasing concern. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Routes are being specified to limit transportation of hazardous material such as nuclear waste.

Other Safety Hazards. Airports located in urban areas or areas with dwellings in the approach or take-off pattern may cause safety problems for both the airplanes and occupants on the ground. Large antennas in the agricultural area may be hazardous to crop dusters if not properly located. Streets and roads in terms of width, location and level of maintenance are important to safe travel of the public and for emergency vehicle (sheriff, fire, ambulance) access.

Unprotected canals in urban areas and lack of, or insufficient, street lighting are safety problems. Dust and dirt moved as a result of erosion can also cause safety problems, as can the uncovered transportation of sand and gravel material.

Multi-Jurisdictional Hazard Mitigation Plan

The State Office of Emergency Services approved the County's Multi-Jurisdictional Hazard Mitigation Plan on April 29, 2005 and the plan was approved by the Federal Emergency Management Agency (FEMA) on July 22, 2005. The Board of Supervisors adopted the Plan on December 13, 2005.

The County and 48 other jurisdictions participated in the Multi-Jurisdictional Hazard Mitigation Plan. Each of these 48 participating jurisdictions had their governing body formally adopt the County of Stanislaus Multi-Jurisdictional Hazard Mitigation Plan, along with their individual plan, as their own Local Hazard Mitigation Plan. The County's plan serves as the umbrella plan with each individual jurisdiction's plan considered an annex. The Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan is incorporated into the Safety Element of the General Plan and shall be implemented as appropriate.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

Prevent loss of life and reduce property damage
as a result of natural disasters.

(Comment: Stanislaus County is prone to a variety of natural disasters. With several rivers traversing the County, flooding is a concern. Although there are no major faults in the valley portion of Stanislaus County, some faults do exist in the foothills on the eastern and western edges of the County. Earthquakes could occur that would cause severe damage in portions of the County.)

POLICY ONE

The County will adopt (and implement as necessary) plans inclusive of the Multi-Jurisdictional Hazard Mitigation Plan, to minimize the impacts of a natural and man-made disasters.

IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster, including dam failure. Evacuation routes will serve all of the jurisdictions in the County; therefore plans for evacuation routes must be coordinated with these cities.
Responsible Department: Emergency Services
2. The County will follow the policies included in the adopted emergency plan. New development shall not conflict with policies included in that document.
Responsible Department: Emergency Services
3. The County will make information available to landowners in areas subject to flooding to help them form a flood control district.
Responsible Department: Public Works
4. Development, except that which is consistent with the County General Plan at the time the Patterson Agreement is executed, in the area known as the Sperry Avenue Corridor, shall be required to participate in the solution of the Salado Creek flooding problem.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
5. In the event of a major wildfire threatening the towns of Knight's Ferry or La Grange, the Sheriff, Emergency Services and Fire Safety Departments may mandate and coordinate evacuation of those towns.
Responsible Departments: Sheriff, Fire Safety, Emergency Services
6. The County has adopted a Multi-Jurisdictional Hazard Mitigation Plan, and will implement and evaluate the Plan on a regular basis as necessary to comply with state and federal laws. **Responsible Department: Office of Emergency Services.**

POLICY TWO

Development should not be allowed in areas that are within the designated floodway.

(Comment: The Federal Emergency Management Agency (FEMA) has developed floodway maps which identify areas prone to flooding.)

IMPLEMENTATION MEASURES

1. Development within the 100-year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
Responsible Departments: *Public Works, Planning Commission, Board of Supervisors*
2. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to flooding. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.
Responsible Departments: *Planning Department, Public Works, Planning Commission, Board of Supervisors*

POLICY THREE

Development should not be allowed in areas that are particularly susceptible to seismic hazard.

IMPLEMENTATION MEASURES

1. The County shall enforce the Alquist-Priolo Earthquake Fault Zoning Act.
Responsible Departments: *Building Inspections, Planning Department, Planning Commission, Board of Supervisors*
2. Development in areas of geologic hazard shall be considered for approval only where the development includes an acceptable evacuation route.
Responsible Departments: *Sheriff, Fire Safety, Emergency Services, Public Works, Planning Department, Planning Commission, Board of Supervisors*
3. Development proposals adjacent to reservoirs shall include evaluations of the potential impacts from a seismically induced seiche.
Responsible Departments: *Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors*
4. The routes of new public roads in areas subject to significant seismic hazard shall be designed to minimize seismic risk.
Responsible Departments: *Public Works, Planning Commission, Board of Supervisors*
5. Where it is found that right-of-way widths greater than those specified in the Circulation Element are necessary to provide added safety in geologically unstable areas, additional width shall be required.
Responsible Departments: *Public Works, Planning Department, Planning Commission, Board of Supervisors*

POLICY FOUR

Development west of I-5 in areas susceptible to landslides (as identified in this element) shall be permitted only when a geological report is presented with (a) documented evidence that no such potential exists on the site, or (b) identifying the extent of the problem and the mitigation measures necessary to correct the identified problem.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to landslide. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated or a statement of overriding concerns adopted.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. Development west of I-5 shall include a geological report unless the Chief Building Official and Planning Director are satisfied that no need for the study is present.
Responsible Departments: Planning Department, Building Inspections
3. The routes of new public roads in areas subject to landslides shall be designed to minimize landslide risks.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

POLICY FIVE

Stanislaus County shall support efforts to identify and rehabilitate structures that are not earthquake resistant.

IMPLEMENTATION MEASURE

1. The County shall take advantage of programs that would provide funds to identify and rehabilitate structures that do not currently meet building standard minimums for earthquake resistance.
Responsible Department: Building Inspections

GOAL TWO

Minimize the effects of hazardous conditions that might cause loss of life and property.

POLICY SIX

All new development shall be designed to reduce safety and health hazards.

IMPLEMENTATION MEASURES

1. Review development proposals and require redesign when necessary to ensure that buildings are designed and sited to minimize crime and assure adequate access for emergency vehicles.
Responsible Departments: *Sheriff, Fire Safety*
2. Fencing shall be required between canals and new urban development when recommended by an irrigation district.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
3. Development standards shall be imposed to provide street lighting, storm drainage, setbacks, fire walls.
Responsible Departments: *Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors*
4. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.
Responsible Departments: *Building Inspections*

POLICY SEVEN

Adequate fire and sheriff protection shall be provided.

IMPLEMENTATION MEASURES

1. The County shall continue to implement the funding strategies identified under Policy Twenty-Two of the Land Use Element.
Responsible Departments: *Building Inspection, Board of Supervisors*
2. All discretionary projects in the County shall be referred to the Fire Safety Department and to the appropriate fire district for comment. The comments of these agencies will be used to condition or recommend modifications of the project as it relates to fire safety and rescue issues.
Responsible Departments: *Planning Department, Fire Safety*

3. The County Fire Safety Department shall work with the California Department of Forestry and Fire Protection and with local fire districts to minimize the danger from wildfire.
Responsible Department: Fire Safety
4. Discretionary projects outside of fire districts shall be considered for approval only when they are found to include adequate fire protection.
Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors
5. New development, other than agricultural, shall have adequate water to meet the fire flow standards established in Appendix 5-A.
Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors
6. All discretionary projects shall be referred to the Sheriff's Department for comment. Comments from the Sheriff will be used to either condition or modify the project.
Responsible Departments: Sheriff, Planning Department, Planning Commission, Board of Supervisors
7. All building permits and discretionary projects within the State Responsibility Areas, as identified by the California Department of Forestry and Fire Protection, shall meet the minimum development standards included in Article 1-5, Subchapter 2 SRA Fire Safe Regulations, Chapter 7 - Fire Protection, Division 1.5 - Department of Forestry, Title 14 - Natural Resources, or more stringent specific standards as may be adopted by the Board of Supervisors for this County.
Responsible Departments: Building Inspection, Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors
8. All discretionary projects shall be referred to the Regional Emergency Medical Services Office for comments related to ambulance service.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY EIGHT

Roads shall be maintained for the safety of travelers.

IMPLEMENTATION MEASURES

1. New urban development shall provide street lighting, storm drainage, setbacks, fire walls, and other safety features as the specific case may require.
Responsible Departments: Public Works, Fire Safety, Planning Commission, Board of Supervisors
2. New development shall conform to the standards in the County Specifications and Improvement Standards for maintenance and improvement of roads.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

3. The Sheriff's Department shall enforce California Vehicle Code Section 23114 related to material falling from overloaded trucks carrying sand, gravel and other materials.
Responsible Department: Sheriff's Department
4. Private access roads in the State Responsibility Areas, as designated by the California Department of Forestry and Fire Protection, shall be designed to meet state-mandated standards for such roads.
Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors
5. Private access roads in agricultural parcel maps should not include "dead ends" longer than one mile.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY NINE

The County shall support the formation of improvement districts (including flood control districts) to eliminate safety hazards.

IMPLEMENTATION MEASURES

1. Fire Districts, Sheriff's Department, etc. should be encouraged to request that the Board of Supervisors impose development fees to help support their services. Such requests shall be accompanied by supporting documentation.
Responsible Departments: Fire Safety, Sheriff, County Executive Office, Board of Supervisors
2. The County will work with the Fire Safety Department, the State Department of Forestry and Fire Protection and local fire districts to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.
Responsible Departments: Fire Safety, Building Inspections, Board of Supervisors

POLICY TEN

The County shall limit the siting of air strips.

IMPLEMENTATION MEASURE

1. The County policy regarding the siting of air strips shall be enforced. (See Appendix 5-B)
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY ELEVEN

Restrict large communications antennas within the agricultural area with respect to maximum height, markings (lights) and location to provide maximum safety levels.

IMPLEMENTATION MEASURES

1. An amendment to the A-2 (General Agriculture) zoning districts will be processed by June 30, 1995 to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities. (On September 19, 1995, the Board of Supervisors approved an amendment to the zoning ordinance establishing siting standards for communication towers in all zoning districts.)

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

2. Use permit applications for communication towers in the A-2 (General Agriculture) zone district shall be referred to the crop dusting companies which typically service the area of the proposed tower for notice and comment.

Responsible Department: *Planning Department*

POLICY TWELVE

The Airport Land Use Commission Plan and County Airport Regulations (Chapter 17 of the County Code) shall be updated as necessary, maintained and enforced.

IMPLEMENTATION MEASURES

1. Development within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.

Responsible Departments: *Planning, Airport Land Use Commission, Planning Commission, Board of Supervisors*

2. The Airport Land Use Plan shall be updated to conform to current state law when funds are budgeted for the project.

Responsible Departments: *Planning Department, Airport Land Use Planning Commission*

3. All amendments to a land use designation, zoning district, or zoning regulation affecting land within the Airport Land Use Plan boundary shall be referred to the Airport Land Use Commission for comment. If that commission recommends denial, the Board of Supervisors may overrule that recommendation only by a two-thirds majority vote.

Responsible Departments: *Planning Department, Airport Land Use Commission, Board of Supervisors*

4. The height and exterior materials of new structures in the Airport Zone of the Modesto, Oakdale, Patterson or Turlock airports as defined in the Stanislaus County Airport Regulations, shall be reviewed to determine whether they conform to those regulations.

Responsible Departments: *Planning Department, Board of Supervisors*

POLICY THIRTEEN

The Department of Environmental Resources shall continue to coordinate efforts to identify locations of hazardous materials and prepare and implement plans for management of spilled hazardous materials as required.

IMPLEMENTATION MEASURES

1. The County will continue to provide planning efforts to locate and minimize the effects of hazardous materials through the County's adopted emergency plan.
Responsible Department: Environmental Resources
2. The County has prepared a Hazardous Waste Management Plan which is the guideline for managing hazardous waste in this County. The goals, objectives, conclusions, recommendations and implementation measures of that plan are hereby incorporated as a part of the Safety Element, along with any modifications which may result from state review of the Hazardous Waste Management Plan.
Responsible Departments: Board of Supervisors, Environmental Resources
3. The Area Plan for Emergency Response to Hazardous Substance Release, required by the California Health and Safety Code, will be incorporated as part of the Safety Element when that plan is adopted.
Responsible Departments: Environmental Resources, Fire Safety, Sheriff, Emergency Services

POLICY FOURTEEN

The County will continue to enforce state-mandated structural Health and Safety Codes, including but not limited to the Uniform Building Code, the Uniform Housing Code, the Uniform Fire Code, the Uniform Plumbing Code, the National Electric Code, and Title 24.

(Comment: The Uniform Building Code includes provisions for safe construction under the most current standards. The Uniform Housing Code provides for upgrading of existing dwellings to eliminate health and safety problems without requiring upgrading of non-hazardous conditions.)

IMPLEMENTATION MEASURES

1. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.
Responsible Department: Building Inspections
2. All complaints of substandard dwellings shall be acted upon to ensure compliance with the Uniform Housing Code.
Responsible Departments: Building Inspections, Environmental Resources
3. The Uniform Fire Code shall be followed in inspections and maintenance of structures regulated under that code.
Responsible Department: Fire Safety

POLICY FIFTEEN

The County will support the Federal Emergency Management Agency (FEMA) Flood Insurance Program so that residents who qualify may purchase such protection.

(Comment: If Stanislaus County adopts a flood hazard reduction ordinance that meets FEMA standards, property owners whose property is located within certain areas identified by FEMA as flood hazard areas may purchase insurance against flood damage. Chapter 16.40 of the Stanislaus County Code meets the FEMA standards.)

IMPLEMENTATION MEASURE

1. Stanislaus County will maintain and enforce Chapter 16.40 (Flood Damage Protection) of the County Code to meet FEMA standards.

Responsible Departments: Public Works, Board of Supervisors

APPENDIX 5-A

FIRE FLOW STANDARDS

New or Existing Water Systems

New development shall not be permitted to diminish the fire flow of an existing water system below the following minimum standards:

- | | | |
|----|--|-----------|
| 1. | Lot density of three or more single-family residential units per acre. | 1,000 gpm |
| 2. | Duplex residential units, neighborhood business of one story. | 1,500 gpm |
| 3. | Multiple residential, one and two stories; light commercial or light industrial. | 2,000 gpm |
| 4. | Multiple residential, three stories or higher; heavy commercial or heavy industrial. | 2,500 gpm |

New water systems also must meet the minimum fire flow standards established above.

Exception: With the installation of an approved, supervised, automatic sprinkler system in accordance with the National Fire Protection Association Pamphlet #13, throughout the building, a 50% reduction may be granted. In no case shall there be less than 500 gpm provided on site.

No Existing Water System

Where there is no established water system, in the rural areas of Stanislaus County, the following guidelines shall apply:

The installation of reservoirs, pressure tanks, elevator tanks, or other fixed systems capable of supplying the required fire flow and/or static source shall be in accordance with the National Fire Protection Association Pamphlet #1231, Water Supplies for Rural and Suburban Fire Fighting.

Source: Stanislaus County Fire Warden's Office

APPENDIX 5-B

AIRPORT SITING STANDARDS

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: March 6, 1984

No. 84-367

On motion of Supervisor Blom, Seconded by Supervisor Simon,
and approved by the following vote,
Ayes: Supervisors: Blom, Simon, Cannella and Chairman Starn
Noes: Supervisors: None
Excused or Absent: Supervisors: Terry
Abstaining: Supervisor: None D-2

THE FOLLOWING RESOLUTION WAS ADOPTED:

IN RE: ESTABLISHING POLICIES FOR THE SITING OF NEW AIRPORTS, AGRICULTURAL
SERVICE AIRPORTS AND TEMPORARY AGRICULTURAL SERVICE AIRPORTS

WHEREAS, after receiving a report concerning private airports in Stanislaus
County, this Board referred the matter to the Planning Commission for study and
possible recommendations; and

WHEREAS, the Commission held a public hearing to gain input from private
airport owners, pilots, cropdusters and other interested parties; and

WHEREAS, after much discussion, the Planning Commission recommends that this
Board adopt the "Establishing Policies for the Siting of New Airports, Agricultural
Service Airports and Temporary Agricultural Service Airports" as submitted,

NOW, THEREFORE, BE IT RESOLVED that this Board of Supervisors does hereby
adopt the "Establishing Policies for the Siting of New Airports, Agricultural Service
Airports and Temporary Agricultural Service Airports" to wit:

ATTEST: BETH MEYERSON-MARTINEZ, Clerk
Stanislaus County Board of Supervisors,
State of California,


By: Rochelle A. Tilton, Assistant Clerk

ESTABLISHING POLICIES FOR THE SITING OF NEW
AIRPORTS, AGRICULTURAL SERVICE AIRPORTS, AND TEMPORARY
AGRICULTURAL SERVICE AIRPORTS

WHEREAS, it is the duty of the Stanislaus County Board of Supervisors to promote and protect the health, safety, comfort, convenience and general welfare of the residents of Stanislaus County; and

WHEREAS, private airstrips, private airports, crop duster landing strips and heliports are presently permitted upon approval of a use permit in A-2 (Exclusive Agriculture) and certain R-A (Rural Residential) zones; and

WHEREAS, the Board of Supervisors recognizes the fact that airports, agricultural service airports and temporary agricultural service airports are necessary for the economy and convenience of the people of Stanislaus County; and

WHEREAS, careful consideration must be given to the siting, layout and design of any new airport, agricultural service airport or temporary agricultural service airport in these areas to protect the health, safety, comfort, and general welfare of the residents of Stanislaus County,

NOW, THEREFORE, BE IT RESOLVED that the following policies shall be utilized as guidelines by Stanislaus County when considering an application for a use permit or staff approval application to locate any new airport or temporary agricultural service airport or expand any existing airport or temporary agricultural service airport.

1. Provide a clear zone for a distance of two-hundred feet (200') from the end of the runway. The clear zone shall start at the ends of the runway and at a point two-hundred feet (200') from the end of the runway be three (3) times the width of the runway.

2. Be no closer to any neighboring dwelling, barn, shop, poultry building, or similar agricultural structure than: (a) 1000 feet from the ends of the runway, or (b) 500 feet to the sides of the runway. This shall not be construed so as to prohibit the owner of any airport from having their own dwelling(s), barn(s), shop(s), poultry building(s), or similar agricultural structure(s) within this area.

3. Be located so that air or surface traffic shall not constitute a nuisance or danger to neighboring property, farms, dwellings or structures.

4. Show that adequate controls or measures will be taken to prevent offensive dust, noise, vibrations, or bright lights.

5. Obtain when necessary approval of the California Department of Transportation, Division of Aeronautics and the Federal Aviation Administration prior to the issuance of the use permit.

THE HISTORY OF THE UNITED STATES

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FROM THE FIRST SETTLEMENTS TO THE PRESENT TIME
BY JAMES M. SMITH

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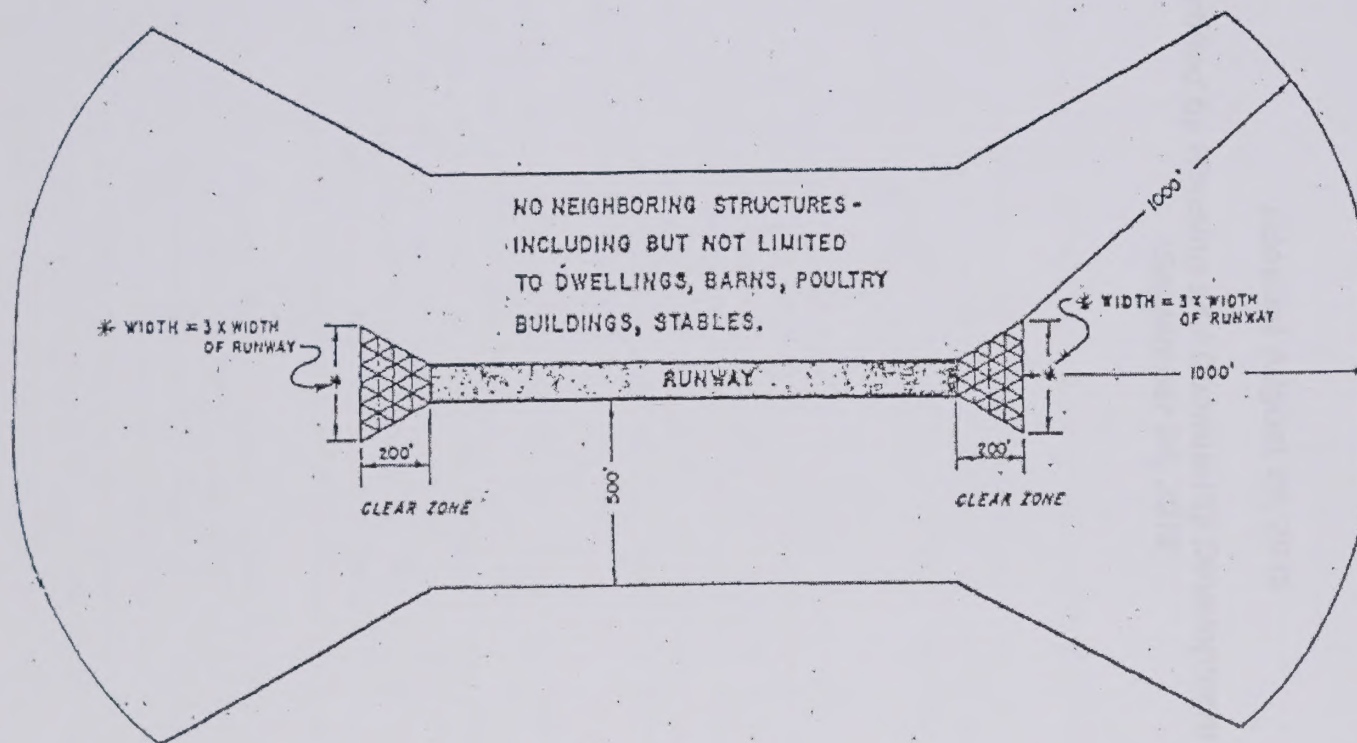
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Chapter 6

2009-2014

HOUSING ELEMENT

Adopted August 28, 2012

***Certified by Housing and Community Development (HCD)
September 24, 2012***

RE: Review of the County of Stanislaus' Annual Housing Element

Thank you for submitting the County of Stanislaus Housing Element adopted August 20, 2012 and received for review on August 21, 2012. The Department is pleased to review adopted housing elements and assist the findings to the best of our ability in Government Code Section 55460.

The Department is pleased to find the Stanislaus Housing Element in full compliance with State housing element law (Article 18B of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft submitted to the Department on April 4, 2012 and determined to comply with statutory requirements. This finding was based on finding other than, the identification of "significant" areas to be incorporated into the County's regional housing need allocation for lower income household.

The Department is pleased to report the County now meets specific requirements for several State housing programs designed to reward local governments for compliance with State housing element law. For example, the Housing Element Plus (HEP) Program, Local Housing Fund Fund (LHFF) and the Building Healthy and Growth in Healthy Communities (BHGHC) programs include housing element compliance status as a significant competitive factor in awarding and making applications. Grants under these and other programs are available on the Department's website at <http://www.hcd.ca.gov/programs/healthycommunities/>.

Specifically, the Housing Element Plus Program, authorized by Proposition 13, is designed to encourage cities and counties to develop new residential housing by rewarding them for providing the most affordable housing affordable to lower income household. The Program awards funds on a per bedroom basis for each affordable unit affordable to very low- and low-income households with disadvantaged housing needs during the Program year. Additional information on the HEP Program can be obtained from the Department's website at <http://www.hcd.ca.gov/programs/healthycommunities/>.

Chapter 2

2008-2014

HOUSING ELEMENT

Adopted August 28, 2013

Prepared by Planning and Community Development (PCD)
Staff: 10/18/13

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

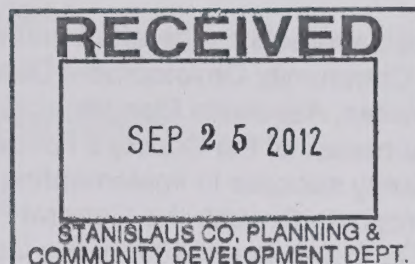
DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



September 24, 2012

Ms. Monica Nino
County Manager
County of Stanislaus
1010 10th Street, Suite 3400
Modesto, CA 95354



Dear Ms. Nino:

RE: Review of the County of Stanislaus' Adopted Housing Element

Thank you for submitting the County of Stanislaus' housing element adopted August 28, 2012 and received for review on August 31, 2012. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on April 4, 2012 and determined to comply with statutory requirements. This finding was based on, among other things, the identification of adequate sites to accommodate the County's regional housing need allocation for lower-income households.

The Department is pleased to report the County now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund (LHTFP) and the Building Equity and Growth in Neighborhoods (BEGIN) programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Details about these and other programs are available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

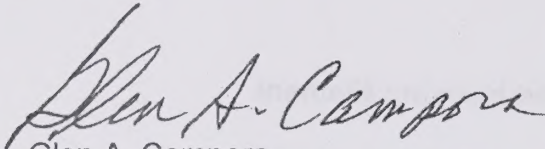
Specifically, the Housing Related Parks Program, authorized by Proposition 1C, is designed to encourage cities and counties to develop new residential housing by rewarding those jurisdictions that approve housing affordable to lower-income households. The Program awards funds on a per-bedroom basis for each residential unit affordable to very low- and low-income households with documented housing starts during the Program year. Additional information on the HRP Program can be obtained from the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

Ms. Monica Nino

Page 2

The Department appreciates the effort and assistance provided by Messrs. Kirk Ford, Planning and Community Development Director; Bill Carlson, Senior Planner; Ms. Angela Freitas, Associate Planner; and Ms. Nancy Brown, the County's Consultant throughout the review of the County's housing element. The Department wishes Stanislaus County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,



Glen A. Campora

Assistant Deputy Director

CHAPTER 6
STANISLAUS COUNTY HOUSING ELEMENT
2009-2014

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Section I - INTRODUCTION

PURPOSE OF THE HOUSING ELEMENT

The purpose of the 2009-2014 Housing Element is to:

- (1) reassess housing needs of existing and future residents of the unincorporated area of Stanislaus County based on the most current data available;
- (2) propose specific goals, objectives, policies and programs to meet those needs; and
- (3) comply with the requirements of state law.

SUBSTANTIVE REQUIREMENTS

The California Legislature has adopted requirements for the contents of Housing Elements. Among these legislative requirements is the mandate that: "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall make adequate provision for the existing and projected needs of all economic segments of the community."

Specifically, the Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:
 - Analysis of population and employment trends;
 - Analysis and documentation of household/housing characteristics;
 - Inventory of land suitable for residential development;
 - Analysis of potential and actual government constraints;
 - Analysis of potential and actual non-governmental constraints;
 - Analysis of special housing needs (including homeless needs);
 - Analysis of opportunities for energy conservation; and
 - The preservation or replacement of dwelling units in subsidized housing
 - Projects which are affordable to low-income households and which may convert to market-rate rents.
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified may exceed the available resources and the community's ability to satisfy those needs.
- A program which sets forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element, including:
 - Identification of adequate sites that will be made available;
 - Assisting in the development of housing affordable to low-income (80% or less of median) and moderate-income (80-120% of median) households;
 - Addressing, and where possible, removing governmental constraints;
 - Conservation of and improvement in the condition of existing affordable housing stock; and
 - Promotion of housing opportunities for all persons (fair housing program).

➤ Additional provisions of California Housing Element Law are requirements that:

- The County adopt, as a minimum goal, a share of the projected regional growth in low- and moderate-income households as determined by the council of governments operating within the region (Stanislaus Council of Governments).
- Financial resources be identified that can make the construction of low- and moderate-income households feasible; and
- Existing housing affordable to low- and moderate-income households be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the time frame of the Housing Element.

PROCEDURAL REQUIREMENTS

The County must consider guidelines adopted by the State Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The County submitted a draft of the revised Housing Element to HCD for review prior to formal adoption. The County must amend the draft Housing Element taking into consideration HCD's findings, or make findings as to why the County believes it is in substantial compliance with the law.

RELATIONSHIP TO THE GENERAL PLAN

The Housing Element is one of seven mandated elements of the General Plan. State requirements for the content of the Housing Element are more specific than other parts of the General Plan, and all parts of the General Plan must be internally consistent. County actions involving zoning, subdivision approval, and redevelopment must be consistent with the Housing Element.

REGIONAL IMPACTS

The provision of adequate housing is a regional issue and Stanislaus County cannot implement a housing program without recognizing how land use and transportation decisions made by other jurisdictions affect the County's share of regional housing needs. Conversely, land use actions taken by the County may impact other jurisdictions in the area. Because of the regional nature of housing needs in the greater Stanislaus area, the County's housing programs require coordination with other agencies.

DATA SOURCES

A wide variety of data sources are included in the Housing Element in order to obtain the most updated and comprehensive information available, such as the 1990 and 2000 US Census, California Department of Finance, California Economic Development Department, and US Department of Agriculture.

PUBLIC PARTICIPATION

From its inception, the 2009-2014 update of the Housing Element was designed to include opportunities for public input in order to involve all economic segments of the community and create a document that truly addresses the needs of residents and housing service providers in unincorporated Stanislaus County. A variety of forums described below were offered to maximize participation. Any and all public input was encouraged and documented throughout the development of the Housing Element update, and considered for incorporation into the document as appropriate.

Survey

A survey was sent to a list of 51 housing-related services providers, City Managers of all nine incorporated cities, and community groups that represent low- and moderate-income households, in order to get input on the range of services available to those in need, from housing and shelter, to food and clothing, education and employment, health and mental health services, counseling and classes, children and youth services, etc. This approach was taken to get a better sense of what needs were not being met, so that problems could be adequately defined and solutions created to address the housing needs of unincorporated County residents. One survey response was received, with a comment to continue to focus on multi-family, in-fill, high density communities in areas that include shopping and transportation access, as well as provide for emergency shelter. Several programs within this Housing Element (4-4, 4-5, and 4-7) address these concerns.

General Plan Update Committee

The update of the Housing Element was discussed at the May 2009 and December 2009 meetings of the General Plan Update Committee, made up of representatives from the Board of Supervisors and Planning Commission. The Committee was informed of the Housing Element update process and had the opportunity to ask questions and offer input.

Community Workshops

A total of four community workshops advertised County-wide were offered in June 2009 throughout the County, in Oakdale, Crows Landing, Salida and at the Stanislaus County Agricultural Center in the Modesto/Ceres area. An exercise was developed as a way for participants to prioritize their most urgent housing needs, such as foreclosures, rehabilitation, special needs housing, homeownership, etc. Translation services were available for Spanish speaking attendees. Unfortunately, no members of the public were in attendance at the workshops.

Public Meetings

The adoption process involved additional public review and input on the draft Housing Element at widely-advertised Planning Commission and Board of Supervisors meetings.

Website

The draft Housing Element was placed on the Stanislaus County Planning and Community Development website stancounty.com for public review and input.

From its inception, the MTR was a public enterprise. It was established as a public corporation in 1975, and its primary objective was to provide a public service. The MTR was created by the Hong Kong Government, and its capital was provided by the Government. The MTR was established as a public corporation in 1975, and its primary objective was to provide a public service. The MTR was created by the Hong Kong Government, and its capital was provided by the Government.

THE HONG KONG RAILWAY

A railway was built in 1861 to connect the island of Hong Kong with the mainland. It was the first railway in the world to be built on an island. The railway was built by the Hong Kong and Shanghai Banking Corporation (HSBC). The railway was built to connect the island of Hong Kong with the mainland. It was the first railway in the world to be built on an island. The railway was built by the Hong Kong and Shanghai Banking Corporation (HSBC).

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Section II - EXISTING HOUSING NEEDS

POPULATION, EMPLOYMENT, AND HOUSING CHARACTERISTICS

STANISLAUS COUNTY PROFILE

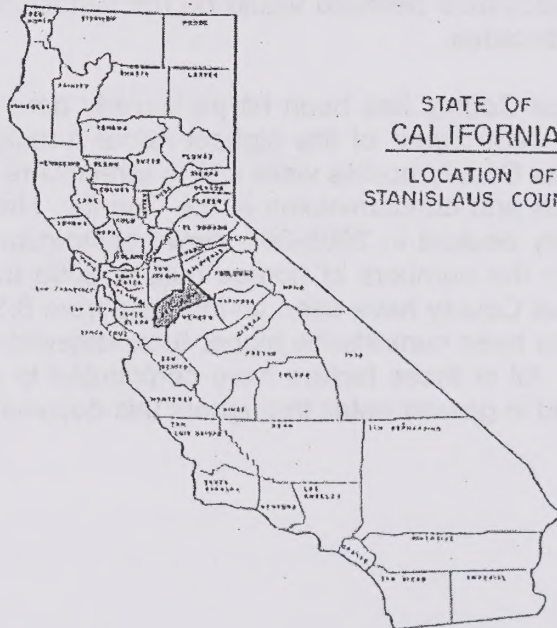
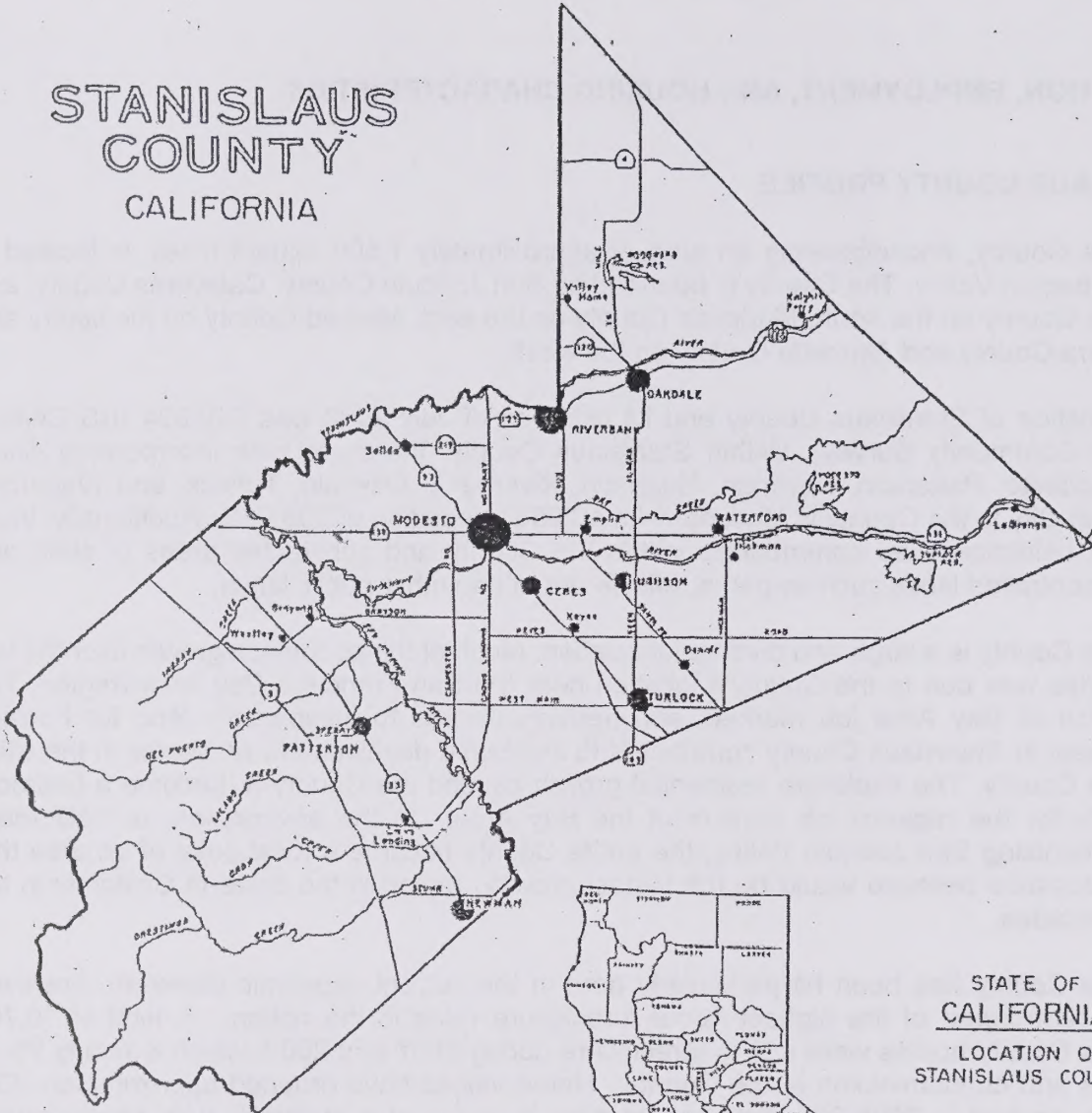
Stanislaus County, encompassing an area of approximately 1,500 square miles, is located in the San Joaquin Valley. The County is bounded by San Joaquin County, Calaveras County, and Tuolumne County on the north, Mariposa County on the east, Merced County on the south, and Santa Clara County and Alameda County on the west.

The population of Stanislaus County and its cities as of July 2008 was 510,694 (US Census American Community Survey). Within Stanislaus County, there are nine incorporated cities: Ceres, Modesto, Patterson, Newman, Hughson, Riverbank, Oakdale, Turlock, and Waterford. The largest City in the County is Modesto with a 2008 population of 209,936. Additionally, there are many unincorporated communities within the County and substantial areas of state and federally controlled lands such as parks, wildlife areas and other public lands.

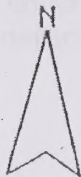
Stanislaus County is a large and diverse jurisdiction. Much of the population growth over the last two decades was due to the County's location near the San Francisco Bay Area Region. The combination of Bay Area job markets and freeway access to inexpensive land for housing development in Stanislaus County contributed to increased development pressures in the cities within the County. The explosive residential growth caused the County to become a bedroom community for the regional job centers of the Bay Area. In the environment of California's rapidly urbanizing San Joaquin Valley, the entire County became a focal point of an area that many forecasters believed would be the fastest growing region in the State of California in the coming decades.

Stanislaus County has been hit particularly hard in the current economic downturn, however, and has seen some of the highest home foreclosure rates in the nation. A total of 10,700 Stanislaus County homes were lost to foreclosure during 2007 and 2008, which is nearly 9% of all houses and condominiums in the County. Home values have dropped approximately 65% since they peaked in 2005-06. New construction is nearly at a standstill, with approximately one-tenth the numbers of homes built in 2008 than in 2005. Overall unemployment rates in Stanislaus County have seen an increase from 8.3% in June of 2006 to 16.6% in June of 2009, which has been consistently higher than statewide averages during the same timeframe (4.9%-11.6%). All of these factors have contributed to a variety of housing challenges which will be discussed in greater detail throughout this document.

STANISLAUS COUNTY CALIFORNIA



STATE OF
CALIFORNIA
LOCATION OF
STANISLAUS COUNTY



POPULATION TRENDS / GROWTH RATE

According to the California Department of Finance, the population in the unincorporated limits of Stanislaus County in 2000 was 106,741. This represents an 11.3% increase from 1990, when the County's population was at 95,756. The overall annual growth rate from 1990 to present has remained below 1.5%, as shown in Table II-1 below. Most of the future residential growth in Stanislaus County is projected to occur within the limits of the incorporated cities as historically experienced and indicated in Table II-2. Any concentrated growth in unincorporated Stanislaus County is anticipated to take place in the communities of Denair, Diablo Grande, Keyes and Salida, which are guided by community plans, and are served by special districts that provide sewer and water systems necessary to accommodate development. In Salida, a major amendment to the Community Plan was adopted by the Board of Supervisors in 2007, and will accommodate 5,000 new residential units in varying density ranges.

Table II-1
POPULATION GROWTH TRENDS – UNINCORPORATED STANISLAUS COUNTY

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990	95,756			
2000	106,741	10,820	11.3%	1.1%
2005	114,165	7,380	6.9%	1.4%
Current	114,712	547	0.4%	0.1%

Source: California Department of Finance, E-4 Population Estimates 2001-2009 with 2000 Benchmark; DOF 1990

Table II-2
POPULATION GROWTH TRENDS – STANISLAUS COUNTY INCORPORATED CITIES

Jurisdiction Name	1990	2000	Change (1990-2000)	
			Number	Percent
Ceres	26,314	32,928	6,614	25.1%
Hughson	3,259	3,615	356	10.9%
Modesto	164,730	188,286	23,556	14.3%
Newman	4,151	6,385	2,234	53.8%
Oakdale	11,961	14,952	2,991	25.0%
Patterson	8,626	10,959	2,333	27.0%
Riverbank	8,547	14,601	6,054	70.9%
Turlock	42,198	53,481	11,283	26.7%
Waterford	4,771	6,776	2,005	42.0%

Source: California Department of Finance, 1990 and 2000

Table II-3 details the population of the county unincorporated areas by age in 1990 and 2000. In general, positive or negative changes in any age group were no more than 2%.

Table II-3
COUNTY UNINCORPORATED POPULATION BY AGE

Age Group	1990		2000	
	Number	Percent	Number	Percent
0-9 years	17,159	17.8%	18,323	17.6%
10-19 years	15,218	15.8%	18,439	17.7%
20-24 years	6,647	6.9%	6,751	6.5%
25-34 years	14,990	15.6%	14,405	13.8%
35-44 years	13,333	13.8%	16,076	15.4%
45-54 years	10,022	10.4%	12,944	12.4%
55-59 years	4,151	4.3%	4,863	4.7%
60-64 years	4,092	4.2%	3,908	3.8%
65-74 years	6,592	6.8%	4,867	4.7%
75-84 years	3,375	3.5%	3,625	3.5%
85+ years	780	0.8%	1,015	1.0%
Median Age	30.5		31.7	

Source: 1990 and 2000 US Census

EMPLOYMENT TRENDS

With a June 2009 unemployment rate of 16.6%, many more owners and renters in Stanislaus County were presented with the challenges of keeping their existing homes, and/or finding housing that is affordable to them. Unemployment and underemployment have and will force some families into poverty and more individuals and families are likely to experience homelessness in the years ahead. It is estimated that nationwide, 40% of foreclosures displace renter households, which increases the competition for more affordable rental housing. According to the National Low Income Housing Coalition, the foreclosure and economic crises have widened the gap between affordable rents and the incomes of low-wage workers, by increasing the demand for low-cost units and decreasing the opportunities for families to make ends meet through gainful employment.

Above and beyond saving and creating jobs, it is important to focus on the immediate housing affordability needs. Stanislaus County has already been active in helping families with foreclosure prevention, credit counseling, purchasing and rehabilitating foreclosed properties for use by targeted income households, and referring families to the appropriate agencies for other related services. In addition, Stanislaus County continues to support workforce development programs to help low-income residents increase occupational skills, wages and opportunities. Programs within this Housing Element address both immediate needs as they relate to the current economic crises, as well as long-term housing needs based on established trends.

Following is a synopsis of employment trends in Stanislaus County:

Manufacturing continues to be an important employer in Stanislaus County. The top 10 employers within the manufacturing industry in 2008 are listed in the following table.

Table II-4
MAJOR MANUFACTURING EMPLOYERS -2008

Employer	Description	Employees
E & J Gallo Winery	Winery	3,250
Seneca Foods	Fruit Products	2,100
Del Monte Foods	Fruit Products	2,000
Foster Farms	Poultry Processor	1,647
Stanislaus Food Products	Fruit & Vegetable Processor	1,600
ConAgra	Food Processing	1,437
Racor	Filtration Products	831
Frito-Lay	Snack Food Products	750
Patterson Vegetable Co.	Frozen Foods Products	735
Foster Farms Dairy	Dairy Products	550

The County's largest employers remain in the non-manufacturing field. While Stanislaus County remains the largest employer, recent economic factors have led to a reduction in numbers. The top 10 non-manufacturing employers for 2008 are listed in the following table.

Table II-5
MAJOR NON-MANUFACTURING EMPLOYERS – 2008

Employer	Description	Employees
Stanislaus County	County Government	4,642
Modesto City Schools	Education District	3,231
Memorial Medical Center	Healthcare	3,071
Turlock Unified School Dist.	Education District	2,275
Doctors Medical Center	Healthcare	2,000
Ceres Unified School Dist.	Education District	1,768
Modesto Junior College	Education District	1,746
Emmanuel Medical Center	Healthcare	1,549
Kaiser Permanente	Healthcare	1,500
WalMart	Retailer	1,480

Table II-6 below shows the number of those employed in Stanislaus County by industry type. The top three are education, health and social services; manufacturing; and retail trade.

Table II-6
EMPLOYMENT BY INDUSTRY

Industry Type	2000	
	Number	Percent
Agriculture, forestry, fishing, hunting, and mining	9,715	5.6%
Construction	13,943	8.0%
Manufacturing	25,469	14.6%
Wholesale trade	7,447	4.3%
Retail Trade	21,687	12.4%
Transportation, warehousing, and utilities	9,153	5.3%
Information	3,379	1.9%
Finance, insurance, real estate, rental and leasing	7,881	4.5%

Industry Type	2000	
	Number	Percent
Professional, scientific, management, administration	12,874	7.4%
Educational, health and social services	34,825	20.0%
Arts, entertainment, recreation, and services	11,876	6.8%
Other services	9,273	5.3%
Public Administration	6,806	3.9%
TOTAL	174,328	100%

Table II-7 indicates the average annual wages earned by industry type in 2006. The highest overall wages were in the public/government sector, followed by the private sector/goods producing, and the private sector/service-providing.

Table II-7
COUNTY WAGES AND EMPLOYMENT IN 2006

	Employment	% of Total	Aver. Ann. Wages
Total Private and Public	174,431	100%	35,468
Total Private	147,431	84%	33,654
Goods-Producing	48,306	28%	38,185
Natural Resources and Mining	13,017	7%	22,935
Agriculture, forestry, fishing & hunting	12,977	7%	22,811
Mining	40	0%	63,188
Construction	13,222	8%	39,841
Manufacturing	22,067	13%	46,189
Service-Providing	98,964	57%	31,442
Trade, Transportation, and Utilities	33,311	19%	30,941
Information	2,440	1%	32,659
Financial Activities	6,306	4%	42,951
Professional and Business Services	14,756	8%	35,654
Education and Health Services	19,249	11%	43,989
Leisure and Hospitality	15,367	9%	12,911
Other Services	7,533	4%	21,120
Unclassified	2	0%	16,186
Total Public	27,162	16%	45,303
Federal Government	1,221	1%	43,994
State Government	1,521	1%	49,382
Local Government	24,420	14%	45,115

Source: Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW)

HOUSEHOLD GROWTH

As can be seen in Table II-8 below, household growth between 1990 and 2000 increased at a greater rate throughout the County as a whole than it did in the unincorporated areas. A greater rate of growth has historically taken place within the incorporated cities where services and infrastructure are more readily available.

Table II-8
HOUSEHOLD GROWTH TRENDS (1990-2000)

	1990	2000	Numerical Change	Annual Percent Change
Unincorporated	30,961	32,646	1,685	0.5
Stanislaus County	125,375	145,146	19,771	1.2

Source: U.S. Census 1990 and 2000

Table II-9 below indicates that the percentage of owner-occupied households in unincorporated Stanislaus County remained slightly higher than those County-wide from 1990-2000. This can be attributed to the greater occurrence of multiple-family rental units within the incorporated cities, where, again, services and infrastructure are more readily available. Recognizing the identified need for rental housing for a variety of household types, the County will seek both public and private partnerships to increase the rental inventory in the unincorporated areas, especially where infrastructure exists or becomes available.

Table II-9
HOUSEHOLDS BY TENURE

	1990				2000			
	Owner	%	Renter	%	Owner	%	Renter	%
Unincorporated	20,498	66	10,332	34	21,757	67	10,889	33
Stanislaus County	76,129	61	49,246	39	89,911	62	55,235	38

Source: U.S. Census 1990 and 2000

OVERPAYMENT AND OVERCROWDING

According to current standards, households spending more than 30% of their income, including utilities, are generally considered to be overpaying. Households paying 50% or more of their gross income for housing are considered to be severely overpaying. Overpayment is more predominant in lower income households, especially those who rent. As shown in the table below, according to the 2000 US Census for Stanislaus County unincorporated areas, a total of 4,675 or 30.3% of owner-occupied units overpay for housing, of which roughly 78.6% are in the lower-income category. An additional 3,680 or 44.3% of all renter-occupied units overpay for housing, of which approximately 99.2% are in the lower-income category. The County will continue to utilize existing programs and seek new ones that will better meet the needs of those overpaying for housing, particularly lower-income, renter households.

Table II-10
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME

Owner-Occupied Units						
Income Range	Total Households	% of Total Households	0-19% of HH Income	20-29% of HH Income	30-34% of HH Income	35+% of HH Income
\$0-10,000	775	3.2%	25	89	56	605
\$10,000-19,999	1,581	6.7%	429	196	131	825
\$20,000-34,999	2,727	11.5%	965	582	255	925
\$35,000-49,999	2,568	10.8%	912	777	310	569
\$50,000+	7,755	32.8%	4,352	2,404	471	528
Subtotal	15,406	65.0%	6,683	4,048	1,223	3,452
\$0-10,000	1,324	5.6%	27	25	40	1,232
\$10,000-19,999	1,839	7.8%	62	228	141	1,408
\$20,000-34,999	2,263	9.5%	436	1,077	402	348
\$35,000-49,999	1,335	5.6%	769	487	38	41
\$50,000+	1,546	6.5%	1,422	94	0	30
Subtotal	8,307	35.0%	2,716	1,911	621	3,059
TOTAL	23,713	100%	9,399	5,959	1,844	6,511

Source: U.S. Census 2000 SF3 H97 and H73

Overcrowded households are defined by the U.S. Census Bureau as occupied by 1.01 persons per room, excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding is often tied to income and household size. Lower income families tend to have greater difficulty finding an affordable dwelling unit appropriate for their family size, which can lead to health and safety concerns. According to the 2000 Census, as shown below, there were a total of 2,891 households (1,340 owner and 1,551 renter) considered to be overcrowded, and 2,680 households (1,059 owner and 2,680 renter) classified as severely overcrowded, for an overall average of 17.1% of unincorporated County households. This number is likely to increase due to the current economic downturn and the rising unemployment rates. Programs to alleviate this high rate of overcrowding include incentives for new affordable housing to include greater numbers of 3 and 4 bedroom units, and continue to support room additions to existing units as needed within the county's housing rehabilitation programs.

Table II-11
OVERCROWDED HOUSEHOLDS

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or less	19,358	89.0%	7,717	70.1%	27,075	82.9%
1.01 to 1.50	1,340	6.2%	1,551	14.2%	2,891	8.9%
1.51 or more	1,059	4.8%	1,621	14.9%	2,680	8.2%
TOTAL	21,757	100%	10,889	100%	32,646	100%
% Overcrowded by Tenure		11.0%		29.1%		17.1%

Source: 2000 U.S. Census of Population and Housing, Summary Tape File 3A- H20 Tenure by Occupants per Room.

EXTREMELY-LOW INCOME HOUSING NEEDS

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median income in 2009 in Stanislaus County is \$59,600. For extremely low-income households, this results in an income of \$17,900 or less for a four-person household or \$12,550 or less for a one-person household. Utilizing 2000 Census data, it is estimated that 2,192 owner-occupied and 3,362 renter-occupied households are at the extremely- low income level, representing 23.4 % of the total households.

To calculate projected housing needs, the County assumed that 50 percent of its very-low income regional housing need is extremely low-income households. As a result, from the very-low income need of 1,298 units, the County has a projected need of 649 units for extremely low-income households. Many ELI households will be seeking rental housing and most likely face overpayment, overcrowding, or substandard housing conditions. Some could have mental or other disabilities and special needs. To address these needs, the County will promote a variety of housing types, and will continue its collaboration with other agencies that can help meet the various needs of ELI households. In addition to ongoing programs in support of affordable housing, one new program in this Housing Element is to specifically identify zones within the County where supportive housing with on-site services is allowed, facilitating an environment where such households can become more stable and productive.

HOUSING STOCK CHARACTERISTICS

The following tables indicate the vacancy rates, median home values and median rents, according to the latest statistics available from the Census Bureau and Department of Finance. In the currently unstable economic climate, these numbers have likely shifted due to the high number of vacancies due to foreclosures, and the lowered values of homes from the sale of foreclosed properties. During the final four months of 2009, for example, the median home sales price in Stanislaus County was \$140,000, which was 11% below what they were in 2008. In contrast, the home prices rose 6% in California and 15% in the Bay Area during the same timeframe. The high rate of foreclosures combined with a higher than average unemployment rate mean that Stanislaus County will likely take longer to rebound from the economic downturn than most of the remainder of California. One of the primary housing challenges of Stanislaus County during the timeframe of this Housing Element will be addressing the needs of residents who have or are in jeopardy of losing their homes.

TABLE II-12
VACANCY RATES
STANISLAUS COUNTY UNINCORPORATED AREAS
2000 and 2008

Year	Total Units	Detached Single Family	Attached Single Family	Multiple Units 2-4	Multiple Units 5+	Mobile Homes	Occupied	% Vacant
2000	34,486	27,568	1,110	915	416	4,477	32,751	5.03
2008	37,174	29,029	1,597	960	429	5,159	35,305	5.03

California Department of Finance, E-5 City/County Population and Housing Estimates, 2000 and 2008

TABLE II-13
MEDIAN HOME VALUES – 2000 and 2008
MEDIAN RENTS – 1990 and 2000
STANISLAUS COUNTY

Median Home Values	
2000	\$125,300
2008	\$185,000
Median Contract Rents	
1990	\$417
2000	\$521
2008	\$734

Census Bureau, 1990 and 2000 STF3, California Association of Realtors; HUD Final FY 2008 FMR Summary for Stanislaus County, California

HOUSING CONDITIONS SURVEY

In July 2002, the County of Stanislaus commenced a Housing Conditions Survey within unincorporated portions of the County. This chapter is a summary of the full survey (General Plan Support Document) conducted by Laurin and Associates on behalf of Stanislaus County.

The Housing Conditions Survey will enable the County to evaluate the housing conditions, types, locations and number of dwelling units throughout the unincorporated areas and to target areas most in need of housing rehabilitation. The primary use for the housing condition survey is to determine if opportunities exist for securing state, federal, and local funding for housing and community redevelopment.

AREAS OF SURVEY

The County identified 21 communities and neighborhoods for the survey, which include all but one of the adopted Redevelopment Agency sub-areas, plus other unincorporated communities thought to have development potential. They are:

Airport Neighborhood
 Bret Harte Neighborhood
 Cowan Tract
 Crows Landing
 Denair
 Empire
 Grayson
 Hickman
 Keyes
 Knights Ferry
 La Grange

Monterey Park
 North Ceres
 Riverdale Park
 Salida
 Shackelford Neighborhood
 South Ceres
 South Turlock
 Valley Home
 Westley
 West Modesto

The results of the survey are presented in a narrative and tabular format for each community and neighborhood. In each community or neighborhood, its residential housing units are identified by housing type and housing condition.

SURVEY PROCEDURE

The Housing Condition Inventory was conducted from July 2002 to March 2003. A subsequent 2009 windshield survey was conducted to verify that the earlier inventory still was a valid representation of the unincorporated housing stock. An assessment was completed for each residential structure found in the designated communities and neighborhoods, but omitted housing units scattered beyond the concentrated neighborhoods. Housing units on large agricultural parcels and in distant rural areas beyond the concentrated housing tracts were deemed impractical to assess.

Each structure was rated according to criteria established by the State Department of Housing and Community Development (HCD). There are five structural categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed". Points are added together for each unit and a designation is made as follows:

SOUND	9 or less points: no repairs needed, or only one minor repair needed, such as exterior painting or window repair.
MINOR	10 to 15 points: two or more minor repairs needed, such as patching and painting of siding or roof patching or window replacement; or one major repair needed, such as roof replacement.
MODERATE	16 to 39 points: two or three minor repairs needed, such as those listed above, or a combination of minor and major repairs.
SUBSTANTIAL	40 to 55 points: repairs generally needed to all surveyed items: foundation, roof, siding, window, and electrical.
DILAPIDATED	56 or more points: the costs of repair would exceed the cost to replace the residential structure.

SURVEY DISTRIBUTION

Only identifiable residential properties were surveyed. It is possible that some of the recreational vehicles (RVs) are inhabited. It is also possible that there are living units within commercial or industrial buildings, however, these were not considered. The following table summarizes the number of persons, households and housing units assessed in the inventory. Some demographic data was unavailable due to the lack of a cohesive geographic census-tracking unit available.

Table II-14
SURVEY DISTRIBUTION
UNINCORPORATED STANISLAUS COUNTY – 2003

COMMUNITY	POPULATION 2000	HOUSEHOLDS 2000	NUMBER OF HOUSING UNITS ASSESSED
AIRPORT	**1,590	**550	561
BRET HARTE	5,028	1,162	2,144
SOUTH CERES	**1,415	**430	436
COWAN TRACT	316	98	89
CROWS LANDING	218	71	102
DENAIR*	3,588	1,155	521
EMPIRE	3,784	1,120	1,034
GRAYSON	1,086	274	268
HICKMAN	409	140	202
KEYES	4,442	1,373	1,650
KNIGHTS FERRY	77	27	40
LA GRANGE	37	22	49
WEST MODESTO	**10,404	**3,600	3,777
MONTEREY PARK	72	22	55
NORTH CERES	**5,722	**1,980	1,991
RIVERDALE PARK	2,658	738	205
SALIDA*	* 12,560	3,560	1,402*
SHACKELFORD	5,054	1,304	828
SOUTH TURLOCK	**1,967	**660	669
VALLEY HOME	67	26	28
WESTLEY	757	120	23
TOTAL	40,084	11,194	16,074

NOTE: For this study, the estimated number of households refers to full-time or year round households.

* A 33% sample of housing units was conducted in the communities of Denair and Salida

** US Census 2000 data unavailable. Population and Household numbers are estimated based on average persons per household and average occupancy rate

Source: 2000 US Census; Laurin Associates, 2002-2003

HOUSING TYPES

A total of 16,074 residential units were surveyed in the entire study area. The survey showed a total of 90.2% of the housing units were single-family units, 3.0% were duplexes, 4.6% were multifamily units, and 2.2% were classified as mobile homes.

Table II-15
HOUSING UNITS- UNINCORPORATED STANISLAUS COUNTY - 2003

Community	Single Family	Duplex	Multi Family	Mobile Home
AIRPORT	484	14	53	10
BRET HARTE	2,067	44	28	5
SOUTH CERES	245	98	12	81
COWAN TRACT	85	0	0	4
CROWS LANDING	102	0	0	0
DENAIR*	450	12	34	25
EMPIRE	886	16	56	76
GRAYSON	263	0	0	5
HICKMAN	193	0	0	9
KEYES	1,510	44	86	10
KNIGHTS FERRY	38	0	0	2
LA GRANGE	40	0	0	9
WEST MODESTO	3,673	56	48	0
MONTEREY PARK	46	0	0	9
NORTH CERES	1,701	120	76	94
RIVERDALE PARK	204	0	0	1
SALIDA*	1,226	22	153	1
SHACKELFORD	802	10	15	1
SOUTH TURLOCK	429	42	184	14
VALLEY HOME	25	0	0	3
WESTLEY	23	0	0	0
TOTAL	14,492	478	745	359
* A 33% sample of housing units was taken in these communities				

HOUSING CONDITIONS SUMMARY

A total of 11,000 housing units (68.4%) are in sound condition, with no repairs needed, while 3,593 units (22.3%) need minor repairs. An additional 1,222 units (7.6%) need moderate repairs, and only 185 units (1.2%) require substantial repair. A total of 74 housing units (0.5%) were found to be dilapidated. As a result, a total of 5,000 (31.1%) of the residential units are classified as qualifying for rehabilitation due to their current state of disrepair.

Table II-16 shows the housing condition summary by community, housing type, and number of housing units within a specific housing condition category.

Table II-16
NUMBER OF HOUSING UNITS BY CONDITION
UNINCORPORATED AREAS OF STANISLAUS COUNTY – 2003

NAME OF COMMUNITY	SOUND			MINOR			MODERATE			SUBSTANTIAL			DILAPIDATED			TOTAL		
	SF	MF	MH	SF	MF	MH	SF	M	MH	SF	MF	MH	SF	MF	MH	SF	MF	MH
Airport	234	19	5	215	46	5	34	2	0	1	0	0	0	0	0	484	67	10
Bret Harte	894	38	4	787	32	0	321	2	1	51	0	0	14	0	0	2,067	72	5
Ceres South	134	92	59	75	18	20	28	0	1	7	0	1	1	0	0	245	110	81
Cowan Tract	39	0	0	34	0	3	9	0	1	2	0	0	1	0	0	85	0	4
Crows Landing	60	0	0	33	0	0	7	0	0	1	0	0	1	0	0	102	0	0
Denair	329	46	0	103	0	25	18	0	0	0	0	0	0	0	0	450	46	25
Empire	563	56	73	277	14	3	38	0	0	5	0	0	3	2	0	886	72	76
Grayson	190	0	4	38	0	1	22	0	0	6	0	0	7	0	0	263	0	5
Hickman	137	0	6	37	0	2	15	0	0	2	0	1	2	0	0	193	0	9
Keyes	1,098	59	0	304	52	10	97	19	0	11	0	0	0	0	0	1,510	130	10
Knights Ferry	25	0	1	8	0	1	4	0	0	0	0	0	1	0	0	38	0	2
La Grange	19	0	2	7	0	5	10	0	1	3	0	1	1	0	0	40	0	9
Modesto West	3,118	74	0	445	26	0	100	4	0	9	0	0	1	0	0	3,673	104	0
Monterey Park	19	0	0	16	0	0	4	0	4	1	0	2	6	0	3	46	0	9
North Ceres	1,018	133	47	446	35	26	207	28	21	26	0	0	4	0	0	1,701	196	94
Riverdale Park	137	0	1	64	0	0	2	0	0	1	0	0	0	0	0	204	0	1
Salida	1,154	175	1	53	0	0	11	0	0	6	0	0	2	0	0	1,226	175	1
Shackelford	382	7	1	213	9	0	162	5	0	40	0	0	5	4	0	802	25	1
Turlock South	296	210	8	85	8	2	32	8	3	8	0	0	8	0	1	429	226	14
Valley Home	21	0	3	2	0	0	0	0	0	0	0	0	2	0	0	25	0	3
Westley	9	0	0	8	0	0	1	0	0	0	0	0	5	0	0	23	0	0
TOTAL	9,876	909	215	3,250	240	103	1,122	68	32	180	0	5	64	6	4	14,492	1,223	359

Note: For the purposes of this table, duplex and multifamily have been merged together under the category "Multifamily".

HOUSING CONDITION RANKING

A housing unit is deemed in need of rehabilitation if it is classified as in need of Minor, Moderate, or substantial repair. Housing units classified as dilapidated are excluded because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure. The following Table II-18 ranks the proportion and number of housing units in need of rehabilitation for each community or neighborhood. The Bret Harte Neighborhood ranked number one for both the percentage and number of housing units in need of rehabilitation. The remaining survey areas ranked at different places with respect to proportion and number, except for Valley Home, which ranked eighteenth on the list of areas in need of significant rehabilitation.

Depending on the County's objectives, ranking areas requiring rehabilitation is generally a subjective decision based on either the number or percentage of total housing units in a specific area in need of minor to substantial repair. For this reason the areas have been ranked by both proportion and number of housing units in need of rehabilitation. Table II-17 below ranks the communities or neighborhoods with the highest percentage of residential units in need of rehabilitation.

TABLE II-17
NEED OF REHABILITATION RANKING
BASED ON PERCENTAGE OF UNITS

Community	Rank by %	% of Housing Units in Need of Rehabilitation
BRET HARTE	1	56.2
COWAN TRACT	2	55.1
LA GRANGE	2	55.1
AIRPORT	4	53.7
SHACKELFORD	4	51.8
MONTEREY PARK	5	49.1
CROWS LANDING	6	41.2
NORTH CERES	7	40.6
WESTLEY	8	39.1
SOUTH CERES	9	33.7
RIVERDALE PARK	10	32.7
EMPIRE	11	32.6
KEYES	12	30.5
HICKMAN	13	28.2
DENAIR	14	28.0
GRAYSON	15	25.0
KNIGHTS FERRY	16	22.5
WEST MODESTO	17	15.6
SOUTH TURLOCK	17	15.6
VALLEY HOME	18	7.1
SALIDA	19	5.0

Source: Laurin Associates Housing Condition Survey 2002-2003

The following table ranks the communities or neighborhoods with the highest number of residential units in need of rehabilitation.

TABLE II-18
NEED OF REHABILITATION RANKING
BASED ON NUMBER OF UNITS

Community	Rank by Number of Units in Need of Rehabilitation	Number of Housing Units in Need of Rehabilitation
BRET HARTE	1	1,204
NORTH CERES	2	789
WEST MODESTO	3	586
KEYES	4	501
SHACKELFORD	5	429
EMPIRE	6	337
AIRPORT	7	229
SOUTH CERES	8	152
DENAIR	9	146
SOUTH TURLOCK	9	146
SALIDA	10	70
GRAYSON	11	67
RIVERDALE PARK	11	67
HICKMAN	12	57
COWAN TRACT	13	49
CROWS LANDING	14	42
LA GRANGE	15	27
MONTEREY PARK	15	27
KNIGHTS FERRY	16	13
WESTLEY	17	9
VALLEY HOME	18	2

Source: Laurin Associates Housing Condition Survey 2002-2003

The most common repair required in the unincorporated areas is repairing the exterior of the structure, where 28.5% of the housing units showed various degrees of this need. The next most common repair was re-roofing of the primary dwelling unit, where 22.4% of the units require this repair. Patching of exterior siding and repainting was third in the ranking of needed repairs, where 18.7% of the units showed need of this improvement. Electrical repairs were found to be the least needed improvement in the (0.7%), followed by foundation repairs (1.4%).

A total of 68.6% of the housing units in the unincorporated area lack sidewalks, and an additional 60.3% lack curbs and gutters. Very few instances were found where there were not paved streets, although numerous instances of paved streets in disrepair were found.

TABLE II-19
STANISLAUS COUNTY UNINCORPORATED AREAS
NEEDED REPAIRS

Needed Repair	Number	Needed Repair	Number
FOUNDATION		SIDING/STUCCO	
General Repair	136	Re-painting	4,584
Partial Foundation	51	Patching/Painting	3,007
Needs Foundation	40	Replacement or Painting and/or lead-based paint	904
ROOFING		WINDOWS	
Shingles Missing	1,429	Broken Pane	68
Re-roofing	3,606	Repair	705
Roof structure replacement	652	Replacement	468
ELECTRICAL		FRONTAGE IMPROVEMENTS	
Minor Repair	59	Sidewalks	11,022
Replace Main Panel	58	Curbs and Gutters	9,690

Source: Laurin Associates Housing Condition Survey 2002-2003

LEAD BASED PAINT

According to the National Center for Lead Safe Housing, childhood lead poisoning is the number one environment health hazard facing children. Most children become exposed to lead based paint and dust hazards by living in older homes. Older housing that has been improperly maintained is potentially the most hazardous to young children, since peeling, chipping, or flaking paint containing high levels of lead may be ingested. Such deteriorating housing units can be hazardous when they are being renovated as paint is removed by scraping or sanding that releases lead dust into the air.

Although the use and manufacture of interior lead-based declined during the 1950's exterior lead-based paint and some interior lead-based paint continued to be available until the mid 1970's. In 1978, the Consumer Product Safety Commission banned the manufacture of paint containing more than 0.06% lead by weight for use on interior and exterior residential surfaces and furniture. There were 95,462 homes in Stanislaus County built prior to 1980.

The incidence of lead hazards in housing is of critical concern to health practitioners. The National Center for Lead-Safe Housing notes that the ingestion of flaking or peeling lead-based paint or the inhalation of tiny lead particles in household dust has serve health consequences for children.

Although lead was banned from residential paint in 1978, a significant number of pre-1978 housing units still exist. As noted by the Center, the presence of lead-based paint that is intact on non-impact, non-friction surfaces constitutes a latent problem that may in the future be released and cause harm.

The Stanislaus County Health Services Agency conducts assessments in pre-1978 constructed residences that are occupied by households with children under the age of seven. During the time between October 1998 and March 2000, there were only twelve cases of lead-based poisoning. These cases did not involve painted residential walls or fixtures. The cause of the poisoning was the presence of lead-based components in mini-blinds, painted pottery, and hobbies that entailed materials comprised of lead paint.

The Childhood Lead Poisoning Prevention Program of Stanislaus County, administered through the Public Health Department, becomes involved with lead-based poisoning when notification of an elevated screening blood level is received either from the laboratory or physician. If the blood level is 10ug/dL (micrograms per deciliter), notification is made to the family. Once a child meets the case definition, an environmental investigation is performed by a Registered Environmental Health Specialist.

If the source of lead exposure is related to the residential physical environment (e.g. peeling paint that indicates the presence of lead) then the Housing Rehabilitation Program may participate in the source eradication.

During the implementation of local housing rehabilitation programs, appropriate steps are taken when the presence of lead-based paint is detected. Steps include full encapsulation, complete abatement (removal), painting or spot-repair (as per HUD sponsored abatement guidelines).

ASSISTED HOUSING DEVELOPMENTS 'AT-RISK'

Section 65583(a)(8) of the Government Code requires an analysis of existing assisted housing developments for low-income residents that are eligible to change to market-rate units during the next ten-year period due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The analysis must inventory each development by project name and address, the type of government assistance received, the earliest possible date of change from low-income use, and the total number of elderly and non-elderly units that could be lost from the local low-income housing stock. In addition, the analysis is required to assess the conversion risk and displacement of low-income tenants, estimate and analyze the costs of replacement versus preservation of at-risk units, identify entities qualified to preserve at-risk units, and identify financing and subsidy resources.

After extensive research of all appropriate resources (Housing and Community Development, the Stanislaus County Planning and Community Development Department found no at-risk units within the unincorporated area of Stanislaus County, and that all at-risk units are located in incorporated areas.

OPPORTUNITIES FOR ENERGY CONSERVATION

According to the U.S. Department of Energy, approximately 14%-25% of energy consumed in the typical home in the United States is for water heating, approximately 56% for space heating and cooling, and approximately 20% for appliances and home electronics. In Stanislaus County, temperatures range from average lows of 38 degrees in the winter, to the mid 90s in the summer. There are many opportunities for active and passive energy conservation both in the design of new housing and the rehabilitation of existing homes, from the choice of appliances, to the use of construction materials, and the location and types of landscaping materials. The reduction of home energy costs and conservation go hand in hand, and play a part in overall housing affordability along. Some examples of energy conservation include the following:

- Selection of household appliances, heaters, air conditioners and lighting that are rated higher for energy efficiency.
- Insulating water heaters and pipes.
- Installation of energy efficient windows, doors and skylights.
- Properly sealing the home's building envelope (doors, windows, walls, foundation, roof and insulation) in order to prevent energy leaks that lead to energy waste and higher utility costs.
- Utilizing passive solar design techniques in both new and existing structures, such as structure and window orientation, cooling roof and building materials, overhangs, interior and exterior blinds, and the appropriate use of landscape materials that maximize heating and cooling opportunities along with water efficiency.

The Pacific Gas and Electric (P.G. & E.) Company, Modesto Irrigation District (MID) and Turlock Irrigation District (TID) are the three major utility companies serving the Stanislaus County area. These companies all promote energy conservation and have implemented programs to inform customers of home energy saving techniques, such as weatherization programs, energy audits, loan programs to make energy efficient improvements, rebates for a variety of energy efficient appliances, recycling and rebates for old appliances, and rebates for the planting of shade trees adjacent to the residence. These utility companies also provide printed material to promote energy conservation.

Stanislaus County promotes energy conservation through Section 20.52.250 of the Stanislaus County Subdivision Ordinance, requiring that to the extent feasible, subdivisions shall be designed to provide passive or natural heating and cooling opportunities. The County Zoning Ordinance also allows for the installation and use of wind generators or windmills with no height restrictions in A-2 zoned property and a 35-foot height limitation in RA zoned areas.

Stanislaus County has many opportunities to promote education and inclusion of energy conservation in the housing programs it offers, as well as in partnerships it has with utilities and other agencies. One example is that energy conservation features are beginning to be incorporated into homes rehabilitated or built in conjunction with Habitat for Humanity. In addition, Stanislaus County, along with the Stanislaus Economic Development and Workforce Alliance, Modesto Junior College, and the Housing Authority, are developing a program to train displaced workers to install energy efficient features into rehabilitated and new structures funded by the Neighborhood Stabilization Program under the American Recovery and Reinvestment Act of 2009.

Agriculture is the leading economy in Stanislaus County. The goals within the Agricultural Element of the General Plan include sustaining a healthy agricultural economy, conserving agricultural land, and protecting natural resources. Residential growth and infill in the unincorporated areas of Stanislaus County is encouraged within the numerous established communities where services are available, so that agricultural conversion can be minimized. This in turn maximizes efficient land use, opportunities for housing affordability, and the conservation of energy resources.

Stanislaus County realizes the importance for continued programs in the planning, creation and implementation of new policies to meet new innovations in energy-saving technology and to promote environmental sustainability. The County will continue to investigate new innovations in energy-saving technology, utilize energy efficient building practices in new and rehabilitated residences assisted with various County housing programs where feasible, promote energy conservation programs offered by utility companies, and make recommended changes to its Zoning Ordinance as appropriate.

Section III - SPECIAL HOUSING NEEDS

Often special needs households are overlooked in the housing marketplace. Such households include the elderly, the handicapped, families with female-headed households, large families, the homeless and farmworkers. In general, many of the housing problems encountered by one of these groups are also felt by another group. Many of these people are of very low-, low-, or moderate-income and have financial difficulties securing a home or renting a unit large enough to accommodate their needs, and may be subject to discrimination due to their needs or circumstances. The handicapped and elderly often have problems of accessibility, not only within their private residences, but in public buildings and public transportation facilities. This section will address the special problems of each of these groups. The major provider of special housing is the Stanislaus County Housing Authority (SCHA).

Persons with Disabilities

Disabled individuals often require special access and design features within their housing units. Like the elderly, they also may need aid to travel to and from public facilities. California Administrative Code, Title 24 requires all public buildings be accessible to the public; they must meet architectural standards such as ramps, large door widths, and restroom modifications enabling free access for the handicapped. In 2007, Section 16.05.050 of the Stanislaus County Code was amended to create a formal panel, the Disabled Access Board of Appeals, to provide reasonable interpretations of the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act. The Board consists of five members, two of which are disabled, two experienced in construction, and one member of the public. Appeals are held in an open meeting, where the appellant, their representative, the building official, and any person whose interests are affected, are given an opportunity to be heard. Claims may be filed regarding the incorrect interpretation of the code, provisions of the code do not fully apply, or when an equally good or better form of construction is proposed to provide reasonable accommodation.

There are primarily five different types of disability as defined below:

- Sensory and Physical Limitation: Difficulty seeing, difficulty hearing, or difficulty walking (even with glasses and hearing aids)
- Mental Disability: Difficulty in learning, remembering, or concentrating
- Going Outside Home Limitation: Difficulty going outside the home alone to shop or visit a doctor's office
- Employment Limitation: Difficulty working at a job or a business
- Self-Care Limitation: Difficulty dressing, bathing, or getting around inside the home

The table below indicates the number of persons in Stanislaus County with the types of disabilities defined:

Table III-1
**PERSONS WITH DISABILITIES BY DISABILITY TYPE
5 YEARS AND OVER**

	Number	Percent
Total Disabilities	37,333	100%
Total Disabilities for Ages 5-64	27,996	75%
Sensory Disability	2,141	7.6%
Physical Disability	5,940	21.2%
Mental Disability	3,835	13.7%
Self-Care Disability	1,612	5.6%
Go-Outside-Home Disability	5,417	19.3%
Employment Disability	9,051	32.3%
Total Disabilities for Ages 65 and Over	9,337	25%
Sensory Disability	1,594	17.1%
Physical Disability	3,138	33.6%
Mental Disability	1,202	12.9%
Self-Care Disability	969	10.4%
Go-Outside-Home Disability	2,434	26.1%

Source: Census Bureau (2000 Census SF 3:P41)

Agencies that provide assistance to persons with disabilities include DRAIL-Disability Resource Agency for Independent Living, Modesto Independent Living Center who provides county-wide information or referrals on services and resources for persons with disabilities, and Stanislaus County with its Community Development Block Grant activity of emergency and major housing rehabilitation to address handicap accommodation retrofits.

The following table enumerates the employment status of disabled persons in unincorporated Stanislaus County:

Table III-2
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS – UNINCORPORATED

	Number	Percent
Age 5-64, Employed Persons with a Disability	6,291	6.46%
Age 5-64, Not Employed Persons with a Disability	8,308	8.54%
Persons Age 65 Plus with a Disability	4,812	4.94%
Total Persons with a Disability	20,528	21.1%
Total Population (Civilian Non-Institutional)	97,323	100%

Source: Census Bureau (2000 Census SF 3:P42)

Table III-3 shows the number of persons who live in group quarters (institutional and noninstitutional) in both the incorporated and unincorporated areas of Stanislaus County. The largest populations in the unincorporated areas are found in correctional institutions, group quarters and dormitories.

Table III-3
PERSONS IN GROUP QUARTERS
UNINCORPORATED AND INCORPORATED AREAS
2000

	UNINCORPORATED AREAS		INCORPORATED AREAS	
	NUMBER	% OF TOTAL IN GROUP QUARTERS	NUMBER	% OF TOTAL IN GROUP QUARTERS
INSTITUTIONALIZED PERSONS:	790	53.7%	2,650	44.0%
CORRECTIONAL INSTITUTIONS	720	48.9%	373	6.19%
NURSING HOMES	0	0.00%	2,054	34.1%
MENTAL (PSYCHIATRIC)	0	0.00%	56	0.93%
HOSPITALS	0	0.00%	124	2.06%
JUVENILE INSTITUTIONS	69	4.69%	100	1.66%
OTHER INSTITUTIONS	136	9.24%	105	1.74%
OTHER PERSONS IN GROUP QUARTERS:	681	46.2%	3,368	55.9%
COLLEGE DORMITORIES	0	0.00%	378	6.28%
MILITARY QUARTERS	0	0.00%	0	0.00%
GROUP HOMES	133	9.04%	336	5.58%
RELIGIOUS GROUP QUARTERS	2	0.13%	46	0.76%
DORMITORIES	192	13.1%	336	5.58%
OTHER NONINSTITUTIONAL GROUP QUARTERS	354	24.1%	354	5.88%
TOTAL	1,471	100.00%	6,018	100.00%

Source: U.S. Bureau of the Census, 2000

Elderly

The majority of the elderly have a fixed income and deal with physical constraints, which makes it a group with special housing needs. Since the elderly often live alone and have limited mobility, housing units best suited to their needs are smaller units located near public transportation, medical facilities, shopping and other services. Security is also a concern for the elderly, primarily because they often are more vulnerable to crime. The elderly often require special design considerations such as ramps and handrails to assist mobility. Retirement complexes and convalescent homes offer alternative housing choices, but most of the elderly live in independent residences, often in substandard condition.

It is estimated that 6,765 of the total 32,752 households in unincorporated Stanislaus County were headed by persons over the age of 65 (See Table III-4), representing approximately 20.6% of the total unincorporated household population, which is slightly higher than 19.6% county-wide.

Table III-4 also indicates tenure by age of householder for the unincorporated areas of Stanislaus County and for the County as a whole. Of the total 6,765 elderly householders in unincorporated Stanislaus County, approximately 84% were homeowners and 16% rented. That compares with 75% homeowners and 25% renters county-wide, and 72% homeowners and 28% renters in the incorporated areas.

Table III-4

**TENURE BY AGE OF HOUSEHOLDER
STANISLAUS COUNTY, 2000**

OWNER OCCUPIED	Unincorporated Areas		Stanislaus County	
	Number of Households	Percent of Total	Number of Households	Percent of Total
15-24 yrs	285	1.3	1,140	1.3
25-34 yrs	2,438	11.2	10,965	12.2
35-44 yrs	4,825	22.2	21,504	24.0
45-54 yrs	4,725	21.7	20,741	23.1
55-64 yrs	3,785	17.4	14,177	15.8
65-74 yrs	3,233	14.9	11,452	14.8
75yrs+	2,466	11.3	9,932	12.7
TOTAL	21,757	100.0	89,911	100.0
RENTER OCCUPIED	Number of Households	Percent of Total	Number of Households	Percent of Total
15-24 yrs	891	8.2	5,681	10.3
25-34 yrs	2,805	25.8	14,276	25.8
35-44 yrs	3,146	28.9	14,405	26.1
45-54 yrs	2,100	19.3	9,408	17.0
55-64 yrs	881	8.1	4,410	8.0
65-74 yrs	577	5.3	3,336	6.0
75yrs+	489	4.5	3,719	6.7
TOTAL	10,889	100.0	55,235	100.0

Source: U.S. Bureau of the Census, 2000

The 2000 U.S. Census estimated that approximately 3,938 persons age 65 and over in Stanislaus County have incomes below the poverty level, which represents about 12% of the approximately 32,752 elderly persons living in Stanislaus County. Based on the same percentage, if it is assumed that 7% of the elderly households need housing assistance, than approximately 503 households headed by persons age 65 and over need some type of housing assistance.

Types of housing assistance that can meet the needs of the elderly citizens of Stanislaus County include programs such as:

1. Section 8 rental assistance to elderly households on limited incomes.
2. The production of additional one-bedroom rental units specifically designed for elderly households.
3. Low-interest loans or grants for rehabilitation of housing for elderly homeowners.

Local agencies that provide services for the elderly in Stanislaus County include the Area Agency on Aging, the Salvation Army, Catholic Charities/SEAPA, the Senior Opportunity Service Program and the Catholic Charities Homemaker Ombudsman Program. Housing assistance is available through the Stanislaus County Housing Authority, which operates the Section 8 program for this area, as well as housing rehabilitation programs for some unincorporated communities; and, the Stanislaus County Department of Social Services and the Stanislaus County Redevelopment Agency, which offer home repair assistance when funding is available.

Large Families

Many large households face difficulty finding housing because of the relative scarcity and high cost of large units. Based on the 2000 U.S. Census, only 24,504 (17%) of the occupied housing units in unincorporated Stanislaus County had four or more bedrooms, and less than 11% of those were rental units.

Large households are defined by the State Department of Housing and Community Development as households having five or more persons. Unincorporated Stanislaus County had a total of 6,937 large households (3,968 owners; 2,969 renters) in 2000, representing about 21.2% of all households.

Through its existing housing rehabilitation programs, the County has and will continue to assist with the construction of new and rehabilitated units that accommodate large families and alleviate overcrowding. In addition, it will seek out new funding opportunities and partnerships to expand its availability of resources.

Female Heads of Household

According to the 2000 Census, Stanislaus County had a total of 35,836 female-headed households. This figure represents 24.7% of the total family households within the County. Female-headed households historically experience a poverty level income, and in Stanislaus County they represent 43.1% of all families under the poverty level. These low-income households find it increasingly difficult to find adequate housing since their limited incomes often restrict their ability to rent or own large enough dwellings to accommodate their children. Also due to high poverty levels, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care than on maintaining their dwelling. This results in living units falling into disrepair.

Families with female heads of households experience a high incidence of poverty not only in this County, but generally statewide. For Stanislaus County, the incidence of poverty among families headed by women was greater in the unincorporated areas than the cities. Housing programs to assist households headed by females include: the County-sponsored housing rehabilitation program, as well as a first time home buyer program, Habitat for Humanity in the form of sweat equity construction of homes, the Women's Haven Center to respond to emergency housing needs, and foreclosure prevention. Other programs are available throughout Stanislaus County that can assist female-headed households with other needed resources such as child development services, child care, employment training, crisis intervention, parenting education, youth activities, after-school programs, counseling, and health-related services.

Table III-5
FEMALE-HEADED HOUSEHOLDS

Householder Type	Number	Percent
Total Households	145,253	100%
Total Female Headed Householders	35,836	24.7%
Female Heads with Children under 18	11,588	32.3%
Female Heads without children under 18	24,248	67.7%
Total Families Under the Poverty Level	13,547	100%
Female Headed Households Under the Poverty Level	5,833	43.1%

Source: Census Bureau (2000 Census SF 3: P10 and P90)

Farmworkers

Since agriculture is the top industry in Stanislaus County, farm labor is integral to its success. State and federal housing programs for farmworkers in Stanislaus County are administered by the Stanislaus County Housing Authority, which is an independent public agency entirely separate from County government. Other efforts to provide farmworker housing come mainly from individual farmers. The Stanislaus County Department of Environmental Resources is the local agency responsible for enforcing state regulations of farmworker housing. Farm workers are housed predominantly in labor camps owned and operated by the Stanislaus County Housing Authority, privately owned camps and individual units in the unincorporated areas. Housing shortages exist during peak seasonal labor periods, in the months of July-September, when a large influx of migrant workers enter the workforce. The following table indicates the total number of permanent and seasonal farmworkers in Stanislaus County.

Table III-6
FARMWORKERS

Farm Operations with less than 10 employees	
Permanent	2,405
Seasonal (less than 150 days)	2,809
Total	5,214
Farm Operations with 10 or more employees	
Permanent	4,815
Seasonal (less than 150 days)	9,264
Total	14,079

Source: USDA 2002 Census of Farmworkers, USDA

Because farmworkers are usually low-income and their employment status is often tenuous, they are unable to compete for housing on the open market. Housing that is available to farmworkers is often of substandard condition and located in areas of the community lacking adequate services. However, Stanislaus County is fortunate that the Housing Authority of Stanislaus County maintains 580 farm labor and migrant housing units throughout the agricultural areas of the County which offer a decent living environment for farmworkers. In 2008 and 2009, the Housing Authority served roughly 700 families in all farm labor centers, and 427 migrant families in the Patterson, Westley, and Empire. Over the timeframe of the previous Housing Element, the Housing Authority expended over \$11 million in Joe Serna, USDA and other funds to rehabilitate 274 farmworker units throughout the County. Stanislaus County is continually supportive of the Housing Authority's efforts to maintain and increase the supply of farmworker housing throughout the County. Program 2-7 in Section VII commits the County to assist the Housing Authority in its administration of state and federal housing programs for farmworker housing, and support their funding applications for farmworker housing.

Table III-7
FARM LABOR AND MIGRANT HOUSING

Location of Farm Labor Housing	Number of Units	% of Units
Ceres Farm Labor Housing	104	17.93%
Empire Migrant Center	94	16.21%
Patterson Farm Labor Housing	76	13.10%
Patterson Migrant Center	42	7.24%
Modesto Farm Labor Housing	91	15.69%
Westley Farm Labor Center	85	14.66%
Westley Migrant Center	88	15.17%
TOTAL	580	100.00%

Source: Stanislaus County Housing Authority, 2009

Stanislaus County has a ministerial process for the use of temporary mobile homes, which typically serve the year-round farming operation due to their full-time employment requirement. However, the occupants of such units are typically very transient, and one unit may serve several farmworkers throughout the seasons. In order to accommodate this special needs housing type, all public facility fees are waived. School fees are typically waived, but this determination is made by the applicable school district. Only building permit fees that would normally be required for any other agricultural use with the same zoning designation are charged.

The Agricultural Element of the General Plan is supportive of farmworker housing. Objective 4.1, Provide Housing for Farmworkers, recognizes the need for farmworker housing, both temporary and permanent, for seasonal and year-round employees. In order to implement this objective, policies are included to implement the farmworker housing policies of the Housing Element of the General Plan, as well as permit temporary housing for full-time farm employees, and permit housing for year-round, full-time farm employees in addition to the number of dwellings normally allowed by the density standard.

Families and Persons in Need of Emergency Shelters

Due to the transient nature of the homeless population, it is difficult to achieve a precise estimate of the number of homeless people and methods for estimating the homeless population have been subject for debate for many years. The 2000 Census count includes three categories that could be used to quantify the homeless population. These categories are emergency shelters, visible in street locations, and other noninstitutional group quarters. Taken together, the 2000 Census identified 501 homeless persons in the unincorporated limits of Stanislaus County.

The housing needs of those seeking emergency shelter and/or transitional shelter have dramatically increased in the last ten years. The fastest growing population in need of shelter is families with children. The reason for this increase can be partially attributed to rising unemployment and the unavailability of adequate affordable housing. A large percentage of mentally ill persons are homeless due to the relaxing of guidelines for state mental health care institutions. Others in need are homeless persons with drug and alcohol problems, battered women and children, teenage runaways and evicted tenants.

Continuum of Care

At the local level, the most comprehensive analysis of the homeless population and service availability in Stanislaus County is conducted by the Continuum of Care Housing and Supportive Services Collaborative of Stanislaus County. To obtain demographic data on the homeless and those at risk of becoming homeless, a point-in-time survey is conducted annually. Following are some of the results of the survey that took place on January 29, 2009:

Table III-8
HOMELESS POPULATION SURVEY - 2009

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Number of Households w/ dependent children	68	44	165	277
1a. Number of Persons in Families with Children:	161	127	365	653
2. Number of Households w/o dependent children	302	203	544	1049
2a. Number of Single Individuals and Persons in Households without Children:	302	211	634	1147
(Add Lines Numbered 1a & 2a)				
Total Persons (Adults and Children):	463	338	999	1800

Continuum of Care Housing and Supportive Services Collaborative of Stanislaus County

- 14% of the respondents reported that they had been homeless for 6 months to a year, 36% had been homeless for one year or more, and 43% had been homeless four times in the last 3 years.
- Unemployment, inability to pay rent/mortgage, alcohol/substance abuse, physical/mental disabilities, domestic violence, and discharge from prison/jail contributed to the highest causes for becoming homeless.
- 16% who reported they were homeless lived either on the streets or in their car.
- 62% of the respondents reported that they have health conditions such as severe mental illness, chronic drug abuse, chronic alcohol abuse, other physical conditions, or HIV/AIDS related illnesses.
- 12% of the respondents reported they were veterans.

As shown in the table above, it is estimated that there are 1,800 homeless adults and children throughout Stanislaus County. Due to the transient nature of the homeless as well as the lack of documentation, it is difficult to quantify how many of the total homeless are in each of the nine incorporated cities and unincorporated County. However, it is estimated that the majority (65%, or 1,170 persons) are located where the bulk of shelter and services are available, which is in the largest incorporated city, Modesto. The remainder of homeless persons are either within the other eight incorporated cities (20% or 360 persons), or unincorporated county areas (15%, or 270 persons). Stanislaus County, through its Community Development Block Grant Program Consortium and other associations, supports and provides funding for many of the programs and services to meet its share of the needs for the homeless population described in this section.

The Stanislaus Housing and Supportive Services Collaborative (the Collaborative) was created to address these issues and is comprised of over 88 members and more than 50 agencies and organizations representing all cities within Stanislaus County. Representation includes non-profit organizations, homeless persons, formerly homeless persons, local government, disability service organizations, the public housing authority, police and fire service departments, faith-based and other community-based organizations, service agencies, community members, government agencies and housing developers.

The Continuum of Care System consists of three components. These components are the following:

- There must be an emergency shelter/assessment effort which provides immediate shelter and can identify an individual's needs
- Offering transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, independent living skills, job training, etc.
- Providing permanent supportive housing arrangements

While not all homeless individuals and families in a community will need to access all three components, unless all three are coordinated within a community, none will be successful. A strong homeless prevention strategy is also key to the success of the Continuum of Care.

In July of 2001, the Stanislaus County Board of Supervisors and the City of Modesto officially recognized the Collaborative as the coordinating body for homeless programs and services in Stanislaus County. It is also the lead agency for the Stanislaus County Continuum of Care. In 2005, the Collaborative adopted 'Ending Long Term Homelessness in Stanislaus County', which is a 5-year strategy to end long-term homelessness in 10 years. The long-term homeless are defined as those who have been homeless for one year or longer or who have been homeless four times over the last three years. The key component of the plan is to create supportive housing – permanent, affordable rental housing linked to an array of community-based services.

The Collaborative determined that the objective for their plan was to create a baseline number of permanent supportive housing units to address the crisis of long term homelessness. Most research suggests that the long-term homeless will make up 10% to 20% of those who are homeless in any given year. For the purposes of their planning process, the Collaborative elected to use a conservative number of 9,000 as an estimate of the number of people homeless in Stanislaus County over the course of a year. This suggests that 2,000 to 2,500 men, women and children are either in emergency shelter, transitional housing or living on the streets on any given day. Of the 9,000 people homeless in any given year, between 900 and 1,800 will be homeless long-term. The initial 5-year strategy focuses on the development of 500 units of supportive housing, with a longer term goal of creating a total of 1,200 units of supportive housing over a 10-year period. The best available estimate of current resources suggests that there were up to 300 units of supportive housing being used to house this population in Stanislaus County at the time the Collaborative's plan was completed.

The following tables project the ten-year plan to provide a mix of supportive housing types that will meet the needs of the typical groups of individuals and families who are homeless long-term. The plan notes a variety of funding sources that could be utilized to meet these housing goals. At the local level, HOME, CDBG and/or Redevelopment funds may be used. In addition, tax credits (9% and 14%) and other public/private sources such as State MHP, AB 2034, Federal Section 811, SHP (Supportive Housing Program) and HOPWA (Housing Opportunities

for Persons with AIDS) and the Federal Home Loan Bank's Affordable Housing Program may be utilized as available.

Table III-9
SUPPORTIVE HOUSING FOR LONG-TERM HOMELESSNESS 10-YEAR PLAN

	Year 1	Year 2	Year 3	Year 4	Year 5	Sub Total
Homeless Youth	1	1	1	1	1	5
Chronically Homeless Adults	5	15	10	10	10	50
Chronically Homeless Families	10	15	20	25	30	100
At Risk Seniors	0	8	10	14	16	48
At Risk Families	27	60	60	60	60	267
Diversion: Corrections	2	2	2	2	2	10
Diversion: Exiting Foster Care	4	4	4	4	4	20
Unit Totals By Year	49	105	107	116	123	500

	Year 6	Year 7	Year 8	Year 9	Year 10	Sub Total	Total
Homeless Youth	1	1	1	1	1	5	10
Chronically Homeless Adults	43	70	90	90	90	383	433
Chronically Homeless Families	20	20	20	20	20	100	200
At Risk Seniors	4	7	11	13	13	48	96
At Risk Families	40	35	30	20	9	134	401
Diversion: Corrections	2	2	2	2	2	10	20
Diversion: Exiting Foster Care	4	4	4	4	4	20	40
Unit Totals By Year	140	140	144	146	146	700	1200

Stanislaus Housing and Supportive Service Collaborative, *Ending Long Term Homelessness in Stanislaus County*, 2005

The following chart indicates the resources acquired through the Stanislaus Housing and Support Services Collaborative to assist those individuals/families directly suffering from homelessness along with those in jeopardy of becoming homeless.

Table III-10
STANISLAUS HOUSING AND SUPPORT SERVICES COLLABORATIVE RESOURCES FOR HOMELESS AND THOSE IN JEOPARDY OF BECOMING HOMELESS

Applicant	Project	Budget Amount	Project Type	Program Type	Component Type
Stanislaus County AIDS Project(SCAP)	Halo 7	\$ 474,795	New	SHP	PH
Stanislaus County AIDS Project(SCAP)	Halo Homes	\$ 556,399	Renewal	SHP	PH
Housing Authority	Miller Pointe	\$ 132,210	Renewal	S+C	PRA
Community Housing & Shelter Services	Homes for the Homeless	\$ 264,741	Renewal	SHP	SSO
Housing Authority	Shelter Plus Care 1-4	\$ 538,140	Renewal	S+C	TRA

Applicant	Project	Budget Amount	Project Type	Program Type	Component Type
Center for Human Services	Pathways	\$ 230,984	Renewal	SHP	TH
Turning Point	Supportive Housing	\$ 474,160	New	SHP	PH
Total Submitted		\$ 2,671,429	Pending Approval		

Source: Stanislaus County CDBG Consortium Annual Action Plan
Fiscal Year 2009-2010

Program Types: SHP - Supportive Housing Program; S+C - Shelter plus Care
Component Types: PH - Permanent Housing; PRA - Project-based Rental Assistance;
 TRA - Tenant-based Rental Assistance; SSO - Support Services

Numerous services are currently available to homeless persons in Stanislaus County for shelter and related supportive services. The following provide temporary shelter and related services throughout Stanislaus County:

Table III-11
Inventory of Facilities and Services for the Homeless

Organization	Services Provided	Population Served	# of People Served	# of Beds/Units Available
Bethany House	Temp Shelter & Health Svcs.	Pregnant Teens	6-12 Teens per year	6 beds
Central Valley Homeless Veterans Project	Temp. Shelter & Social Svcs	Veterans	26 persons per mo.	26 beds
Central Valley Opportunity Center	Outreach & Referrals	Adults & Families	2-3 Families per mo.	Not Applicable
Community Housing & Shelter Services	Temp.Shelter & Social Svcs.	Adults & Families	15 Households/ day	90 beds
Daily Bread Ministries	Free Meals	Adults & Families	800 People/ day	Not Applicable
Golden Valley Health Centers	Free Health & Medical Svcs,	Adults & Families	Not Available	Not Applicable
Haven Women's Center	Temp Shelter & Outreach	Domestic Violence Victims	Avg. 300 people/year	25 beds
Hutton House (Center for Human Services)	Temp Shelter for Youths	Runaway youth 13-17yrs old	8 people per night	8 beds
Inter-Faith Ministries-Redwood Family Ctr.	Transitional Housing	Women & Children	70 people per year	70 beds
Inter-Faith Ministries-Santa Fe Project	Transitional Housing	Families	87 people per year	87 beds
Laura's House (CHSS)	Transitional Housing	Substance Abusers(Women)	15-20 women & Ch/yr	20 housing units
Modesto Gospel Mission	Temp Food & Shelter	Single Adults w/ Children	2,000 people per yr.	225 beds
Nirvana	Treatment Program	Chronic Substance Abusers	33+ per year	66 beds

Organization	Services Provided	Population Served	# of People Served	# of Beds/Units Available
Pathways (Center for Human Services)	Transitional Housing	Youth	12 youth per year	12 beds
STANCO	Transitional Housing	Families	Avg. 5 families per yr	5 housing units
Stanislaus County AIDS Project (SCAP)	Outreach	HIV/AIDS Patients	Not Available	Not Applicable
Stan Co. Dept. of Aging & Veteran's Services	Outreach & Social Svcs.	Elderly & Veterans	Not Available	Not Applicable
Stanislaus Homeless Outreach Program	Outreach & assessments	Adults & Children	Not Available	Not Applicable
Children's Crisis Center-Turlock Location	Overnight Emergency Shelter	Children	27 Children per Night	27 beds
Children's Crisis Center-Guardian House	Overnight Emergency Shelter	Children	22 Children per Night	22 beds
Children's Crisis Center-Sawyer House	Overnight Emergency Shelter	Children	20 Children per Night	20 beds
Children's Crisis Center-Cricket House	Overnight Emergency Shelter	Adults & Children	10 Children per Night	10 beds
The Salvation Army of Stanislaus County	Food, Clothing & Referrals	Adults, Children & Families	250 people per day	Not Applicable
The Salvation Army-Emergency Shelter	Overnight Emergency Shelter	Adults	45 people	45 beds
United Samaritans Foundation (USF)	Temp Shelter & Social Svcs	Adults & Children	800 people per day	Not Applicable
USF-We Care Program	Temp Shelter & Social Svcs	Adults	30 people per night	30 beds
United Way of Stanislaus County	Outreach & Social Svcs	Adults & Children	500-800 people/day	Not Applicable

Source: Stanislaus County CDBG Consortium Annual Action Plan
Fiscal Year 2009-2010

Through the Stanislaus County Community Development Block Grant (CDBG) Consortium, Emergency Shelter Grant (ESG) funds are disbursed annually to assist many of the facilities and programs noted above. For the 2007-2008 program year, for example, four non-profit homeless service provider agencies received ESG funds to address homeless needs, which served a total of over 1,500 individuals with security deposits and rental assistance, air conditioning in a transitional shelter for women with children, heating for an emergency winter shelter for families with children recovering from substance abuse, rehabilitation of a winter homeless shelter, and the addition of a therapeutic play program at a children's emergency shelter.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

Every three (3) years the Community Development Block Grant Consortium is required to conduct an Analysis of Impediments (AI) update to assist the community in adequately describing barriers to affordable housing. The AI is a broad spectrum review of private and public practices and policies which may impact people's ability to choose housing in an environment free from discrimination. The AI is designed to increase housing choice, identify challenges, and assemble fair housing information. The following recommendations are included in the 2009 AI to help remove affordable housing barriers:

Affordable Housing:

- 1) Work closely with the Housing Authority, Habitat for Humanity, other community organizations, the State, banks and other entities owning foreclosed properties. Note: The County is already utilizing Neighborhood Stabilization Program funds to purchase foreclosed homes for resale to targeted income households.
- 2) Focus on more affordable multi-family rental housing.
- 3) Provide incentives for secondary units and other new housing.

Foreclosure Crisis:

Provide outreach in the form of mortgage counseling and intervention in English and Spanish. Note: In response to the foreclosure crisis that has hit Stanislaus County particularly hard, the County has sponsored and participated in numerous events throughout the County that provide homebuyer counseling in English and Spanish.

Reasonable Accommodations:

Adopt Reasonable Accommodation policies to address the needs of persons with disabilities. In 2007, Section 16.05.050 of the Stanislaus County Code was amended to create a formal panel, the Disabled Access Board of Appeals, to provide reasonable interpretations of the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act. The Board consists of five members, two of which are disabled, two experienced in construction, and one member of the public. Appeals are held in an open meeting, where the appellant, their representative, the building official, and any person whose interests are affected, are given an opportunity to be heard. Claims may be filed regarding the incorrect interpretation of the code, provisions of the code do not fully apply, or when an equally good or better form of construction is proposed to provide reasonable accommodation.

ARTICLE 10. THE CONTRACT TO BUY

10.1. The Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to buy from the Seller, the property described in the Schedule of Property, together with all rights and interests therein, and all obligations and liabilities in connection therewith, on the terms and conditions set out in this Contract.

10.2. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.3. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.4. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.5. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.6. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.7. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.8. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.9. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.10. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.11. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.12. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.13. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.14. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.15. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.16. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.17. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.18. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.19. The Buyer warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

10.20. The Seller warrants that the property is free from all encumbrances, except as disclosed in the Schedule of Property.

Section IV - PROJECTED HOUSING NEEDS

Regional Housing Needs Allocation

Each housing element period the California Department of Housing and Community Development (HCD) prescribes housing allocations for each California region. The Regional Housing Need Allocation (RHNA) is part of a statewide mandate to address housing issues that are related to future growth and is required by State law. HCD distributes the region's 'fair share' of the statewide projected housing needs by household income group to each of the Council of Governments (COG). The COG develops a Regional Housing Needs Allocation (RHNA) Plan allocating the region's share of the statewide need to cities and counties within the region. The Stanislaus Council of Governments (StanCOG) issued its RHNA Plan in September of 2008.

The State Department of Housing and Community Development has determined that during the upcoming planning period of January 1, 2007 through June 30, 2014 (a seven and a half year planning period), an additional 25,602 housing units will be needed to accommodate the projected household growth within Stanislaus County. The directors of all the County's planning agencies then met to determine how this number would be distributed amongst each jurisdiction. As a result, of the overall total, 5,568 units have been allocated to the unincorporated areas. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated. The table below indicates the new construction need in each of four income categories:

Table IV-1

REGIONAL HOUSING NEEDS ALLOCATION – STANISLAUS COUNTY 2007-2014

	Extremely/ Very Low (0-50% of AMI*)	Low (51- 80% of AMI*)	Moderate (81-120% of AMI*)	Above Moderate (over 120% of AMI*)	Total	Share of RHNA
Modesto	1,298/1,298	1,818	2,145	4,571	11,130	43.5
Ceres	212/212	297	351	747	1,819	7.1
Hughson	33/33	46	54	116	282	1.1
Newman	49/49	69	81	173	421	1.6
Oakdale	115/114	161	189	404	983	3.8
Patterson	80/80	112	132	282	686	2.7
Riverbank	105/104	146	172	367	894	3.5
Turlock	404/403	566	667	1,421	3,461	13.5
Waterford	42/41	58	69	147	357	1.4
Unincorporated County	649/649	910	1,073	2,287	5,568	21.7
Total RHNA	2,987/2,983	4,183	4,934	10,515	25,602	100

Source: Stanislaus Council of Governments, 2008

*AMI=Area Median Income

Units Built, Under Construction and/or Approved During Planning Period

Credit may be taken for units constructed and/or under construction between the base year of the RHNA period and the beginning of the new planning period. In this case, units issued building permits on or after January 1, 2007 may be credited against the RHNA to determine the balance of site capacity that must be identified. The table below breaks down the remaining units needed for the regional housing needs allocation for the current element timeframe (2007-2014). A total of 512 units produced from January 1, 2007 to July 21, 2009 have been subtracted and distributed among the affordability categories.

Since Stanislaus County is largely a rural/agricultural county, the bulk of residential growth takes place within the nine incorporated cities where services and infrastructure are more readily available, and to better preserve agricultural land and natural resources. It should be noted that within the unincorporated areas, units categorized below in the very-low, low, and moderate income categories include mobile or manufactured homes (either stand alone, second units or farmworker units), single-family homes and second units known by their actual sales price, and units with affordability requirements based on subsidies or financing through CDBG, HOME, and/or RDA. In every other circumstance where sales prices or affordability restrictions were not available or applicable, a variety of other factors were carefully considered on a case-by-case basis, such as extremely low permit valuations, the size and/or type of structure, and/or location, such as in redevelopment areas that are known to be predominantly low-income. Only in those cases where these alternative factors were clearly present would those units be categorized as very-low or low-income. As an example, one of the units categorized as very-low was a garage converted to a second unit in a redevelopment area, with a permit valuation of \$44,000. In another case, a new unit labeled as very-low was 576 square feet in area, with a valuation of \$40,000. If there was any doubt regarding affordability in a particular category, those units would be counted in a higher income category. As a result, it is more likely that the very-low and low-income counts in Table IV-2 were underestimated rather than overestimated.

Second Units and Mobile or Manufactured Homes

There have been a total of 64 second units and mobile/manufactured homes constructed during the planning period (up to July 21, 2009).

As agriculture is the top industry of Stanislaus County, housing affordable to farmworkers typically consists of mobile or manufactured homes principally located on the property of and rented to them by their employers, as it is difficult for farmworkers to compete for housing on the open market. Other such units have been found to be occupied by the owners of scattered smaller-scale farming operations, rather than in concentrated locations. According to Economic Development Department 2009 statistics, persons in the 'Farmworkers, Laborers, Crop, Nursery, and Greenhouse' category in Stanislaus County (Modesto MSA) made approximately \$18,500 per year. If the owner of the farmworker units were to take 30 percent of their monthly income for rent, that would equate to \$462.50 per month. As shown in Table V-3, a household of four that falls into the low income category can afford a maximum rent of \$745 per month. Therefore, it is safe to assume that the new farmworker units included in Table IV-2 below may be credited to the low-income category.

History has shown that in Stanislaus County, second units are predominantly occupied by families related to the occupants of the primary residence, so that a survey of rents of these units is difficult to survey. However, it is safe to assume that the cost of construction of these units compared to a new stand-alone unit is considerably less, because it is on an existing site with infrastructure to the property (no additional land cost and minimal utility services costs), and County regulations limit the size of these units to a maximum of 1,200 square feet. Much of the recent construction of these units has taken place in redevelopment areas, where infrastructure has been installed in targeted income neighborhoods discussed elsewhere in this document.

All of the mobile/manufactured units and second units have been allocated towards the County's low-income fair share housing need, as well as 16 single family homes known by their sales price to be within the low-income affordability range.

Single Family Homes

The remainder of the single family homes produced between January 1, 2007 and July 21, 2009 are within the Moderate (125) and Above Moderate (307) income categories. As stated above, only those units with known sales price data were included in the moderate-income category, while the remainders were classified as above-moderate.

It should be noted that statistics revealed as of May, 2009, Stanislaus County's median-income families could afford to buy 83.5% of the homes sold during the first three months of the year, which represented the highest affordability rate in California. As a contrast, in 2005 when new home construction was at its peak, only 3% of the County's homes were affordable to median-income families. During that timeframe, median home prices dropped from \$396,000 to \$135,000. This has created expanded opportunities for families to attain homeownership in Stanislaus County, along with fallen interest rates, and the availability of programs throughout the County to financially assist prospective new homeowners. Stanislaus County has sponsored several no-cost first-time homebuyer workshops to educate the public in all aspects of the homebuying process. Although the economic circumstances creating this situation have been devastating in multiple ways (job and home losses), it opened a window for housing affordability to many families who had no hope of owning a home only a few years prior. It is fully anticipated that new units produced in the remainder of the planning period will satisfy the balance of the housing need in the very-low to moderate income categories at a much more significant rate.

Table IV-2
**BALANCE OF HOUSING NEED – UNINCORPORATED STANISLAUS COUNTY
 2007-2014**

	Very-Low	Low	Moderate	Above Moderate	Total
RHNA Allocation Jan. 2007-2014	1,298	910	1,073	2,287	5,568
Units Produced Jan. 2007-July 2009 ¹	7 ²	73 ²	125	307	512
Net Allocation to be Met (Aug. '09-Jun. '14)	1,291	837	948	1,980	5,056
Percent Goals Achieved	0.4	8.0	11.6	13.4	9.2
¹ Units with building permits finalized between January 1, 2007 and July 21, 2009 identified in Appendix 2					
² For those units that are second units and mobile homes, affordability determined by sales price, rent levels, or other factors such as unit size, location and/or occupancy type (i.e. family members and farmworkers)					

Section V - SITE INVENTORY AND ANALYSIS

Inventory of Land Suitable for Residential Development

Government Code Section 65583 requires the Housing Element to contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The purpose of this inventory is to compare the County's total holding capacity, or capacity to accommodate residential development, with its new construction needs. Furthermore, analysis of the availability of public facilities and services is intended to identify both the problems and the possibilities involved in developing new housing. Together, the inventory and analysis provide a basis for determining whether current zoning and density policies will make available sufficient residential land to accommodate new construction needs. The Residential Development Potential Study Areas map on the following page identifies the location of land suitable for development in the unincorporated communities of the County. These lands include a spectrum of residential densities, from very low-density rural designations to urban densities appropriate for single-family and multi-family development.

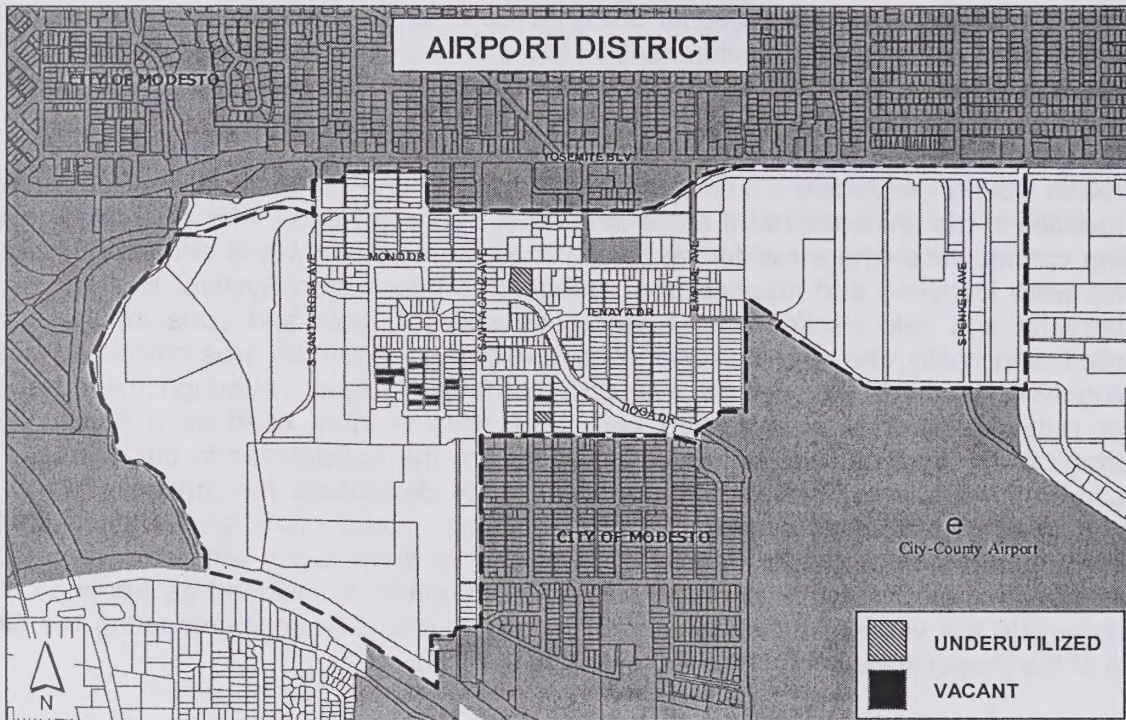
Stanislaus County conducted a land inventory and analysis of the availability of public services and facilities in the unincorporated areas in the first quarter of 2009. The inventory focused on existing communities where residential zoning is located and growth is encouraged. Available parcels were identified and mapped from Geographic Information System, tax records, aerial photographs and field verification. From these sources, size and zone designation were recorded, and finally, the realistic residential development potential, was calculated based on development standards, as well as availability of infrastructure. Although the consolidation and/or redevelopment of underutilized and small sites is often used as a tool to increase opportunities for additional or higher density housing, the deficiencies in infrastructure in the unincorporated areas limits the economy of scale for developers for consideration of higher density housing particularly for lower-income housing. Other than large parcels within the Salida Community Plan, higher density development is encouraged within incorporated cities where infrastructure is readily available. The Land Inventory is included as Appendix 1. This inventory lists the vacant and underutilized parcels to assist in accommodating the County's share of the Regional Housing Need Assessment (RHNA).

StanCOG's Housing Needs Report projects that 5,568 new housing units will be needed to accommodate the increased population in the unincorporated area of Stanislaus County through 2014. The County residential development potential of 6,398 units enumerated in Table V-2 more than satisfies this projected new construction need. As many as 5,000 new units at various density ranges can be accommodated within the area encompassed by the recent amendment to the Salida Community Plan. The total new construction need includes 2,208 units for very low- and low-income residents. In addition to the 512 units constructed between January 2007 and July 2009, these needs can be satisfied by the construction of units in the 57 acres of medium-high density residential designations in Salida (904 units), as well as other identified areas which allow up to 25 units per acre (121 units). The remaining 1,103 units can be accommodated through a combination of second units in single family zones, the placement of mobile homes throughout the County, a portion of the areas in Salida that allow up to 14 units per acre, where lots as small as 2,000-3,000 square feet are permitted, as well as in partnerships with non-profit agencies and developers that build single family residences.

DEVELOPMENT POTENTIAL STUDY AREAS

Following is a summary of the residential development potential of the various unincorporated communities throughout Stanislaus County, including both vacant and underutilized sites. Parcels shown as vacant are undeveloped. Underutilized parcels have some existing development, but are large enough to accommodate additional units under their current zoning designation, without the need to alter or remove existing structures, as verified in the field, combined with GIS analysis. The opportunity to produce more intense residential uses beyond those indicated exists through the consolidation of lots and/or alteration or removal of existing structures.

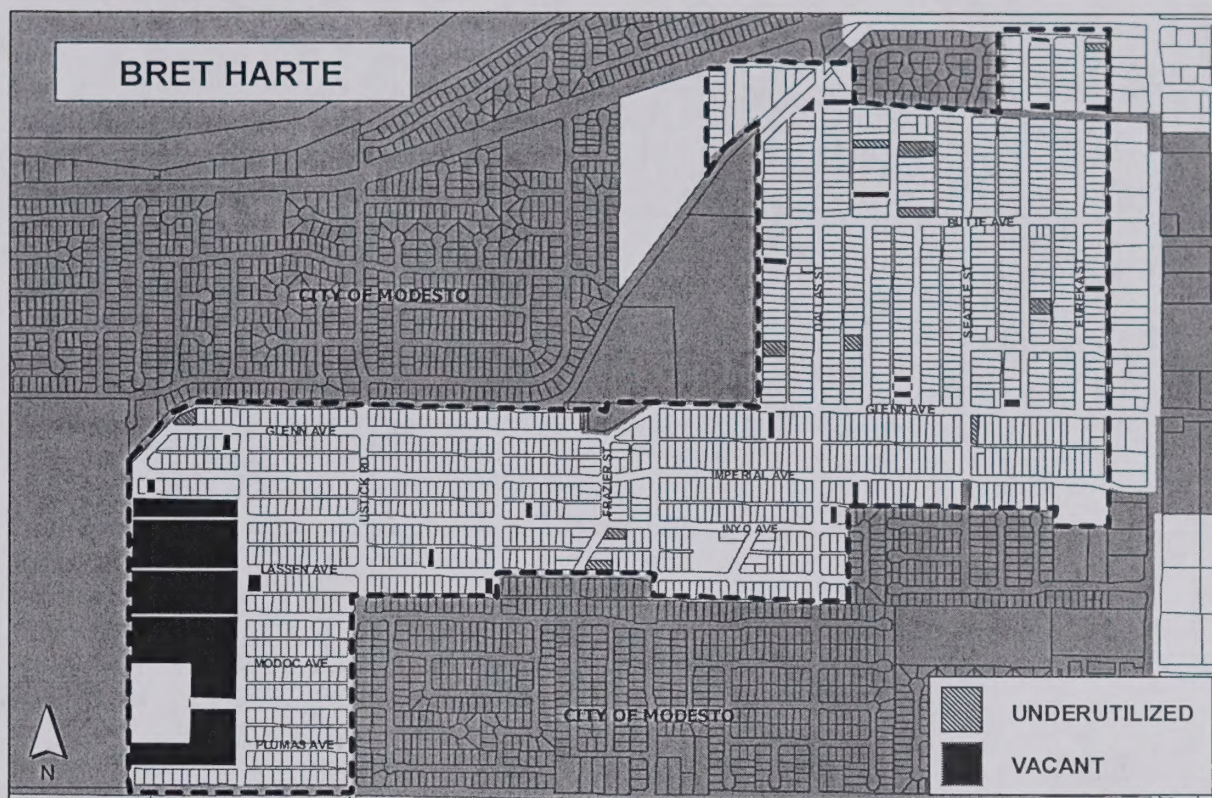
Table V-1
Residential Development Potential Study Areas



The Airport Neighborhood is a residential neighborhood located north and west of the Modesto City-County Airport. Due to the lack of sewer, it does not have development potential at this time. However, joint discussions between Stanislaus County and the City of Modesto have begun regarding the development of a comprehensive plan to address the overall needs of the Airport Neighborhood, including infrastructure.

RESIDENTIAL DEVELOPMENT POTENTIAL AIRPORT NEIGHBORHOOD

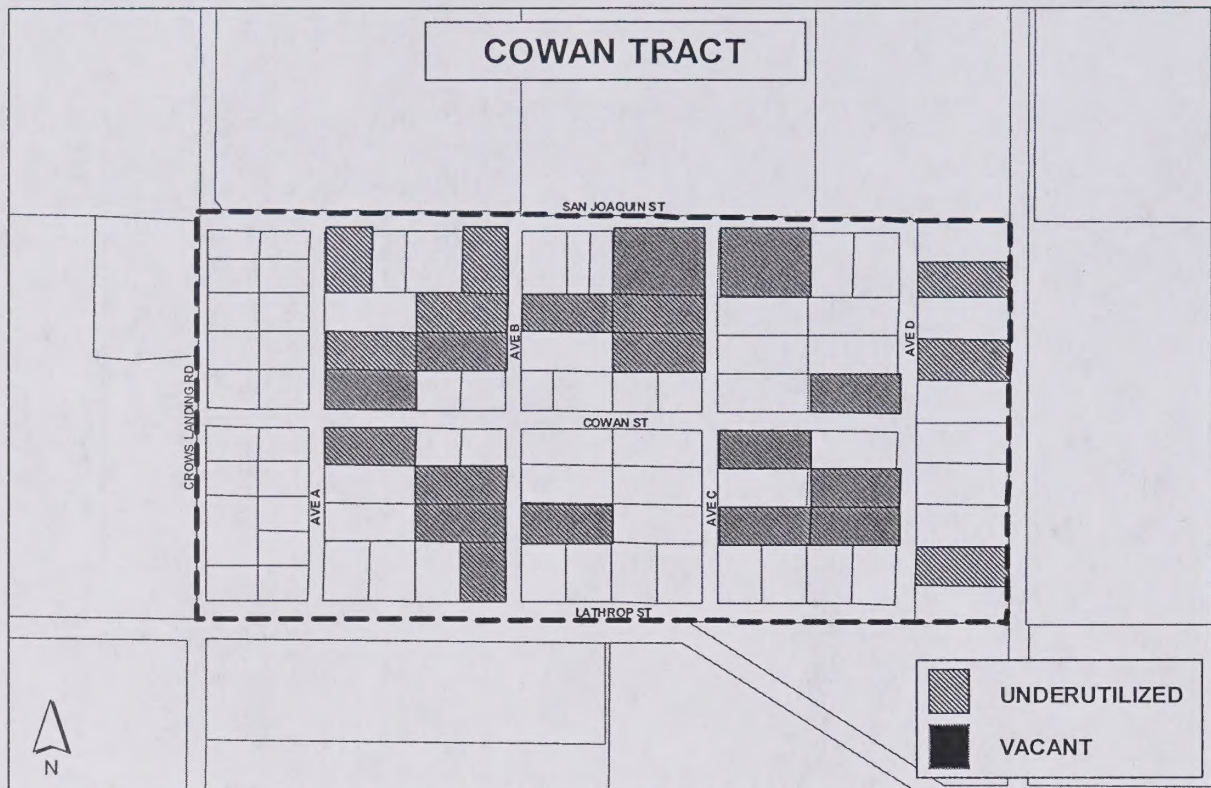
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
IT	R-2	10	2.08	14	Lack of sewer	0
IT	R-3	3	1.64	25	Lack of Sewer	0
Total						0



Bret Harte is a residential neighborhood adjacent to the City of Modesto. It receives its water and sewer service from the city. The neighborhood currently has the potential for developing 155 additional single family dwelling units. Having both public water and sewer gives property owners the ability to develop a second residential unit. Following the construction of public sewer, the County processed approximately 250 applications for second dwelling units. Since this neighborhood is home to mainly lower income households, the second units have created housing opportunities for additional lower income households. The neighborhood is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL BRET HARTE NEIGHBORHOOD

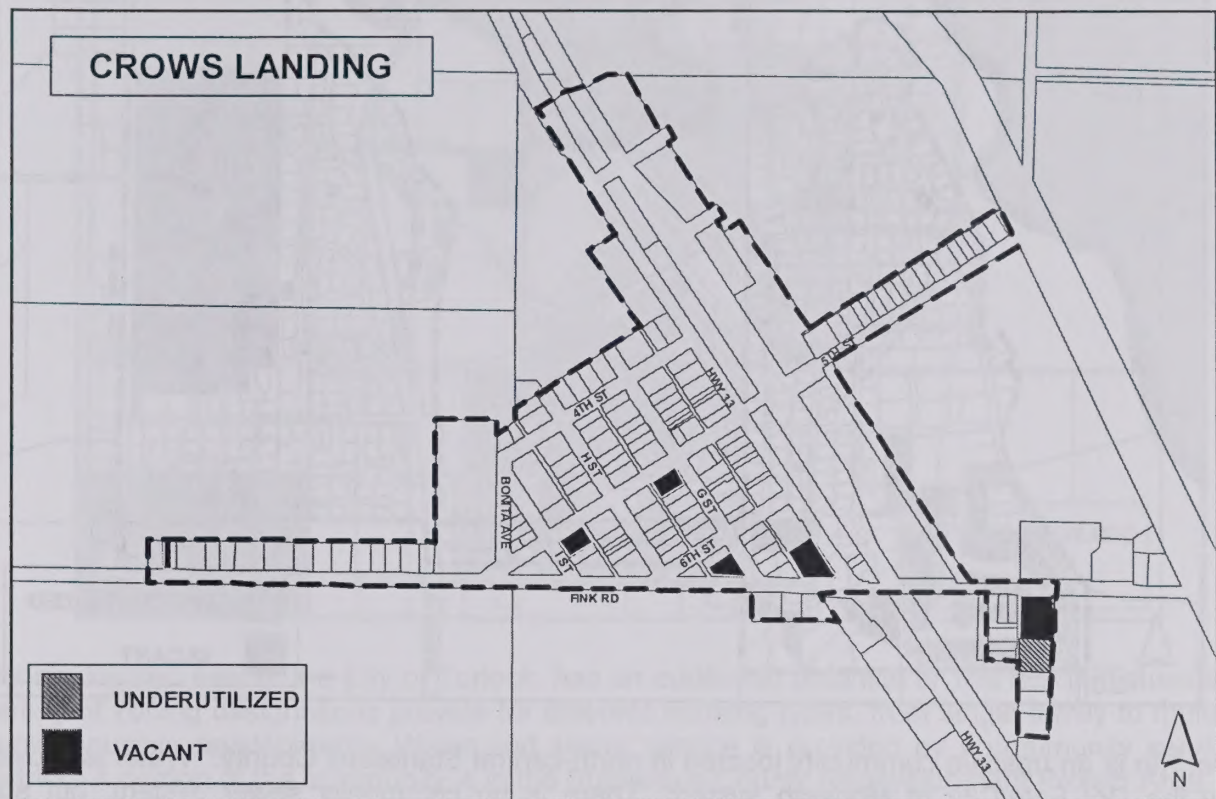
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-1	36	31.18	8		155
Total						155



The Cowan Tract is located in the Modesto/Ceres area. It currently does not have the potential for developing more dwelling units. Water and sewer service is obtained through private well and septic systems.

RESIDENTIAL DEVELOPMENT POTENTIAL COWAN TRACT

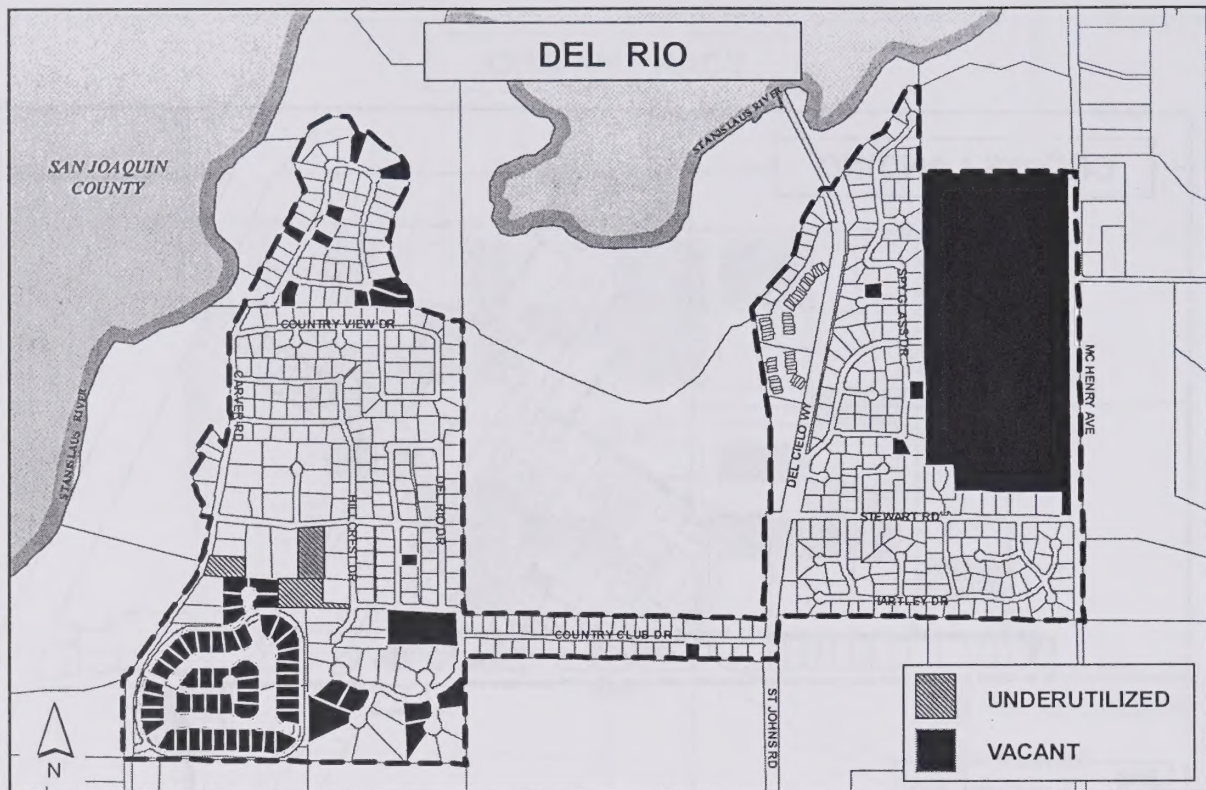
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
AG	PD (3)	24	21.55	1	Served by private systems	0
Total						0



Crows Landing, a small community located where Highway 33 intersects with Fink Road/Crows Landing Road in southwest Stanislaus County, has the potential for developing 3 more dwelling units, all of which would be single family dwellings. This is a community of lower income households. It is anticipated that in-fill activity would serve this population. Water is provided by a community service district, and sewerage is handled by individual septic systems. The community is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL CROWS LANDING

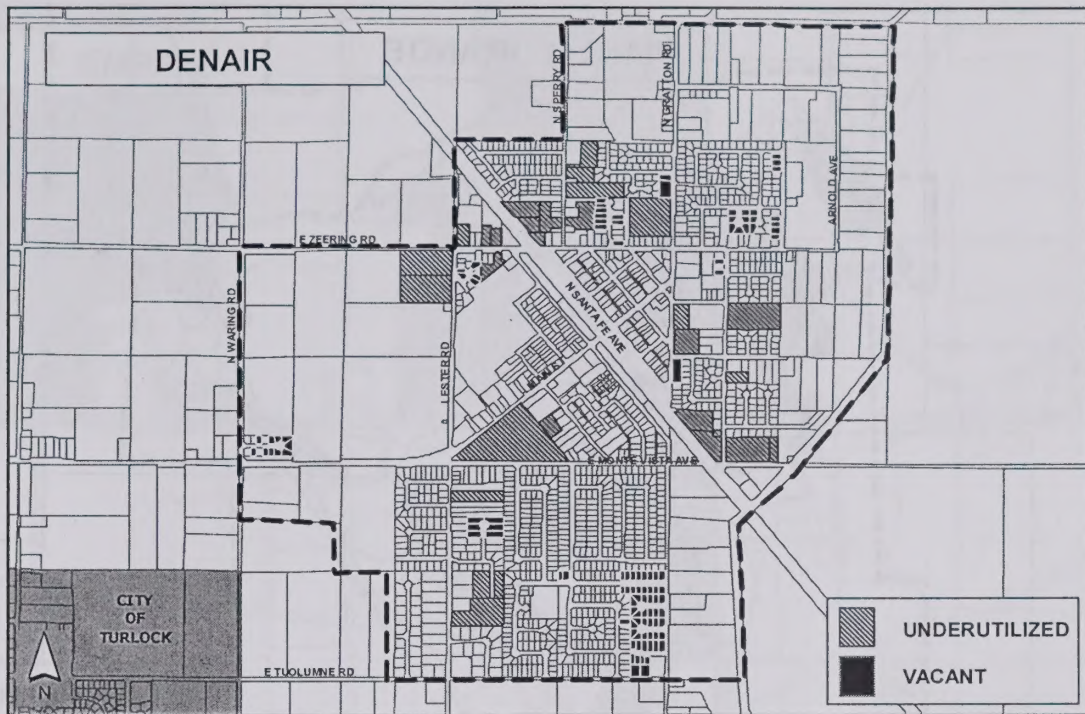
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
AG	A-2-40	2	4.46	2/40	Individual system	0
LDR	R-A	3	2.22	8	No public sewer	3
Total						3



Del Rio is an upscale community located in north-central Stanislaus County. Water is provided by the Del Este/City of Modesto system. There is no community sewer system, but some individual package treatment plants exist. Del Rio has a potential dwelling unit capacity of 162 dwelling units. These dwelling units would be serviced by public water and package treatment facilities, or individual septic systems.

RESIDENTIAL DEVELOPMENT POTENTIAL DEL RIO

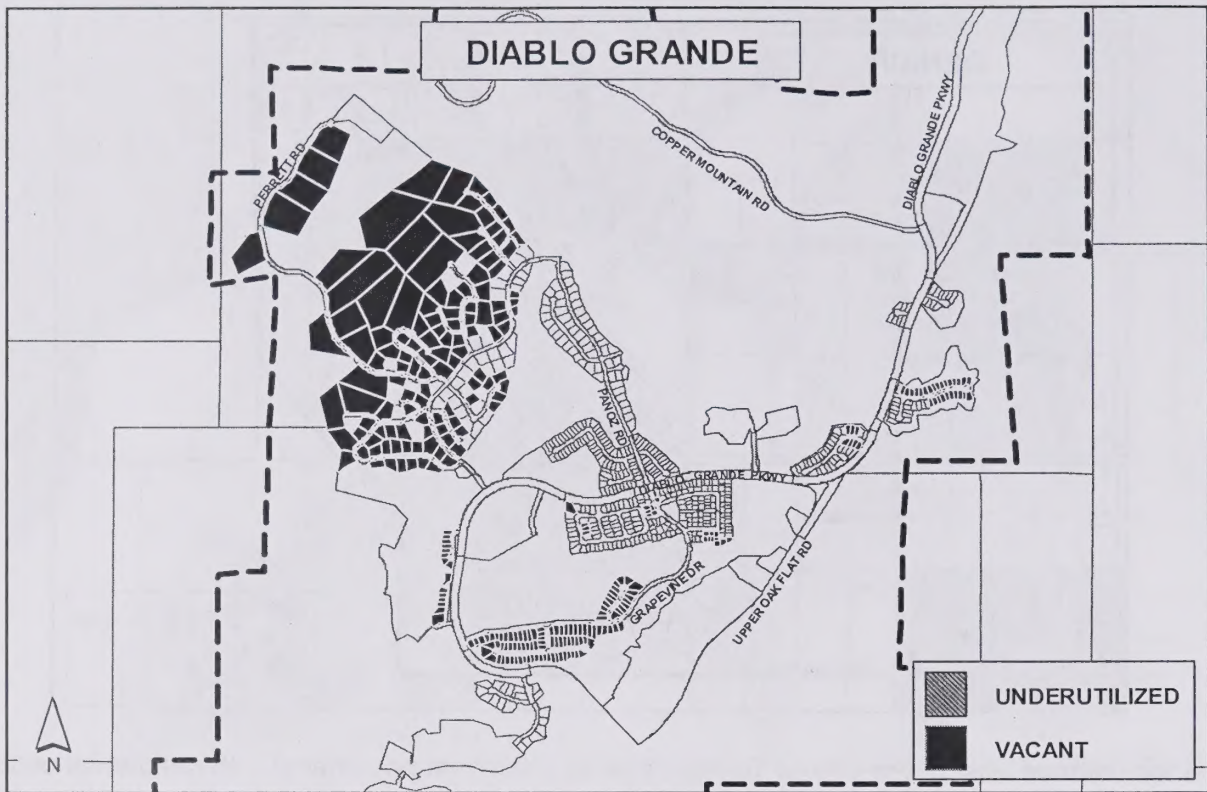
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	15	20.02	2		24
PD	PD (198)	9	6.17	2		11
PD	PD (293)	47	25.38	2		47
PD	PD	1	82.5	1	Modesto water/private septic	80
Total						162



Denair, located east of the City of Turlock, has an additional potential of 148 residential units. A variety of zoning designations provide for different housing types, from single family to multiple family housing developments. Water and sewer service is provided by a community services district. A portion of the community is in the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL DENAIR

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	62	77.16	8		63
MHD	R-2	9	4.31	14		20
MHD	R-3	10	1.91	25		10
P-D	PD (248)	7	1.17	8		7
P-D	PD (249)	48	9.74	8		48
Total						148

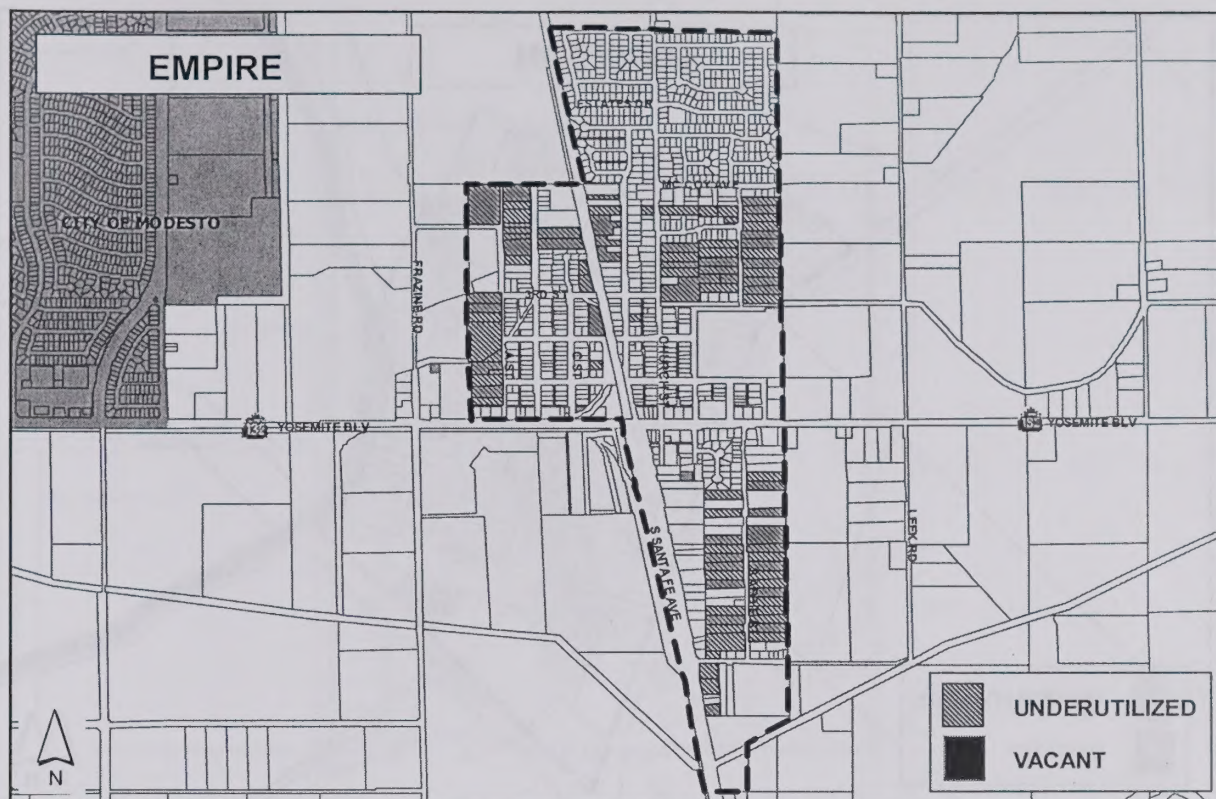


Diablo Grande is a developing 33,000-acre golf resort project located in the hills southwest of Patterson, which has ultimate plans for 5,000 homes within five villages, five golf courses, a hotel and conference center, a wine tasting room and commercial development. It is currently in its first phase of development, which has a realistic development capacity of 292 additional units within the timeframe of this Housing Element.

RESIDENTIAL DEVELOPMENT POTENTIAL

DIABLO GRANDE

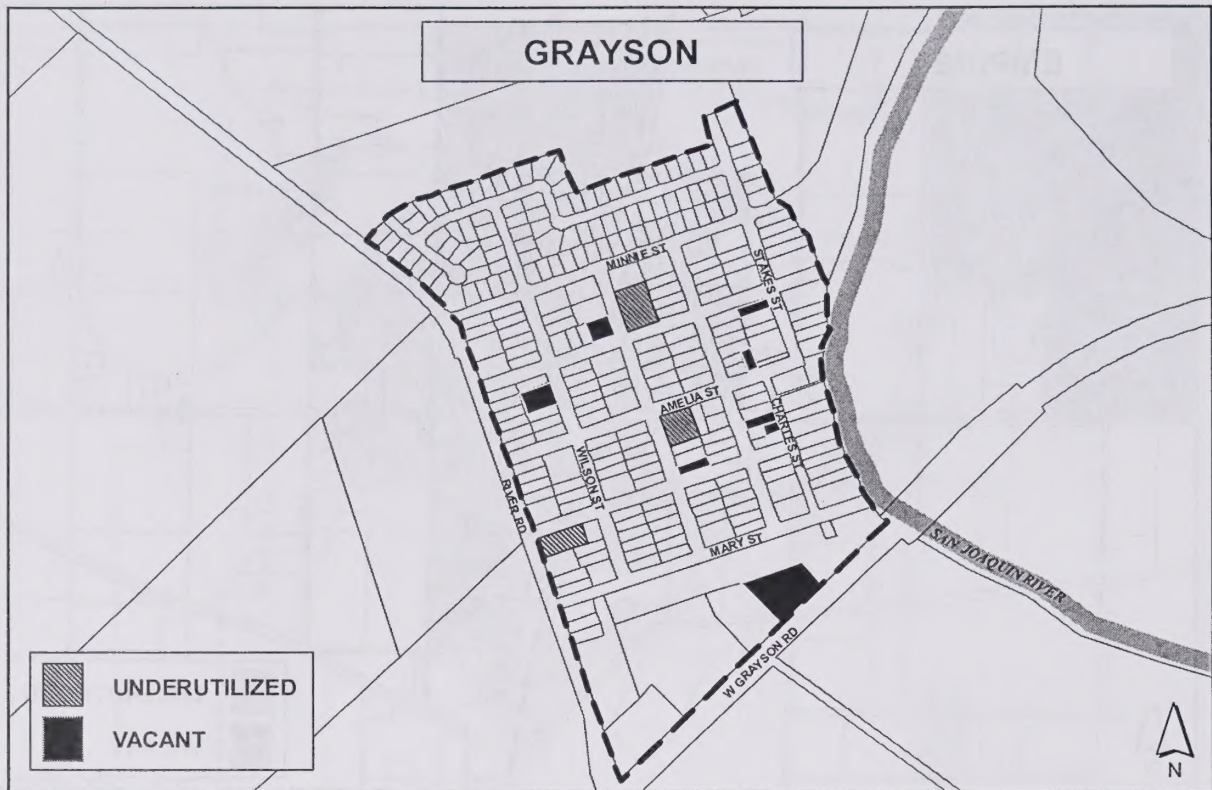
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
SP-1	SP-1	293	185.99	0.2-7.4	Water quality upgrades	292
Total						292



Empire is a community adjacent to the eastern boundary of the City of Modesto and receives its water service from the city. Sewer service is provided by its Sanitary District. Empire has the potential additional dwelling unit capacity of 53 which would be derived from underutilized lands.

RESIDENTIAL DEVELOPMENT POTENTIAL EMPIRE

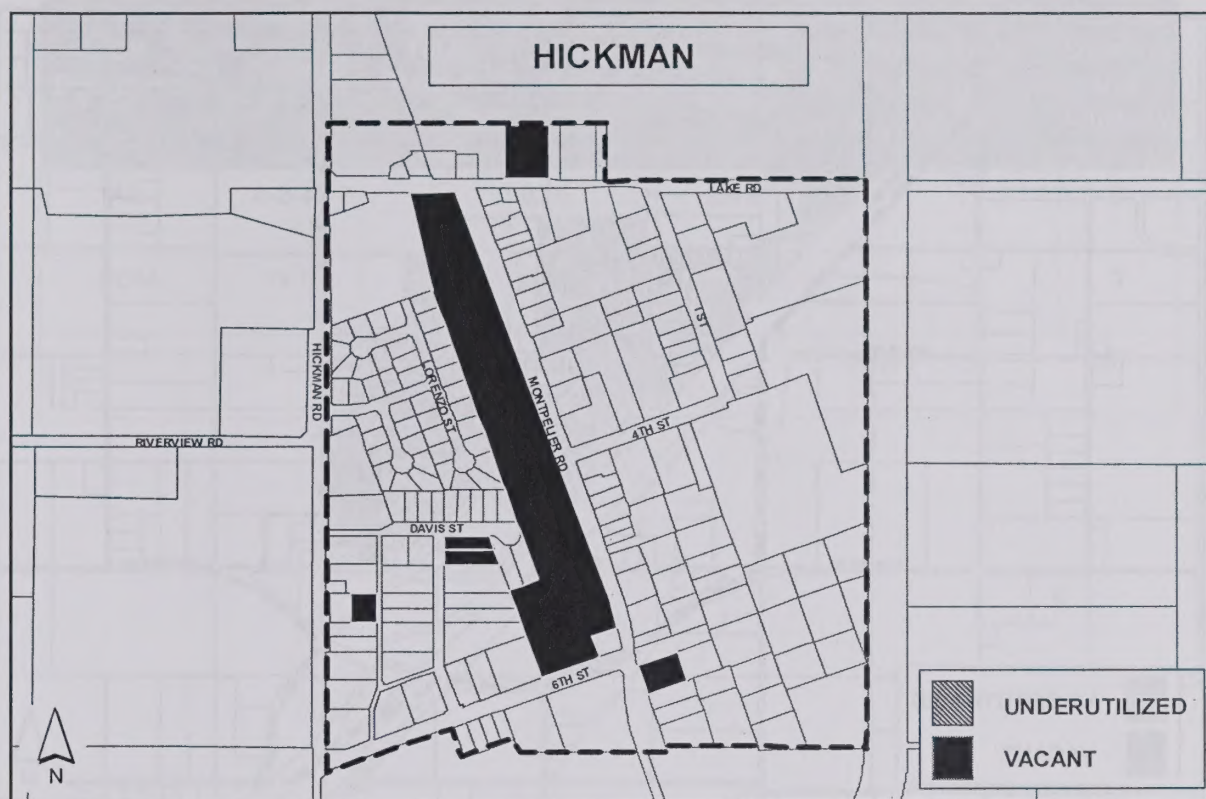
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	70	66.3	8	Water	41
LDR	R-1	21	17.64	8	Water	12
Total						53



The Community Service District provides sewer service to the residents of Grayson, located in western Stanislaus County. Water is provided by the City of Modesto. The central portion of Grayson is within the Stanislaus County Redevelopment Project Area. The in-fill opportunities would serve the lower income population.

RESIDENTIAL DEVELOPMENT POTENTIAL GRAYSON

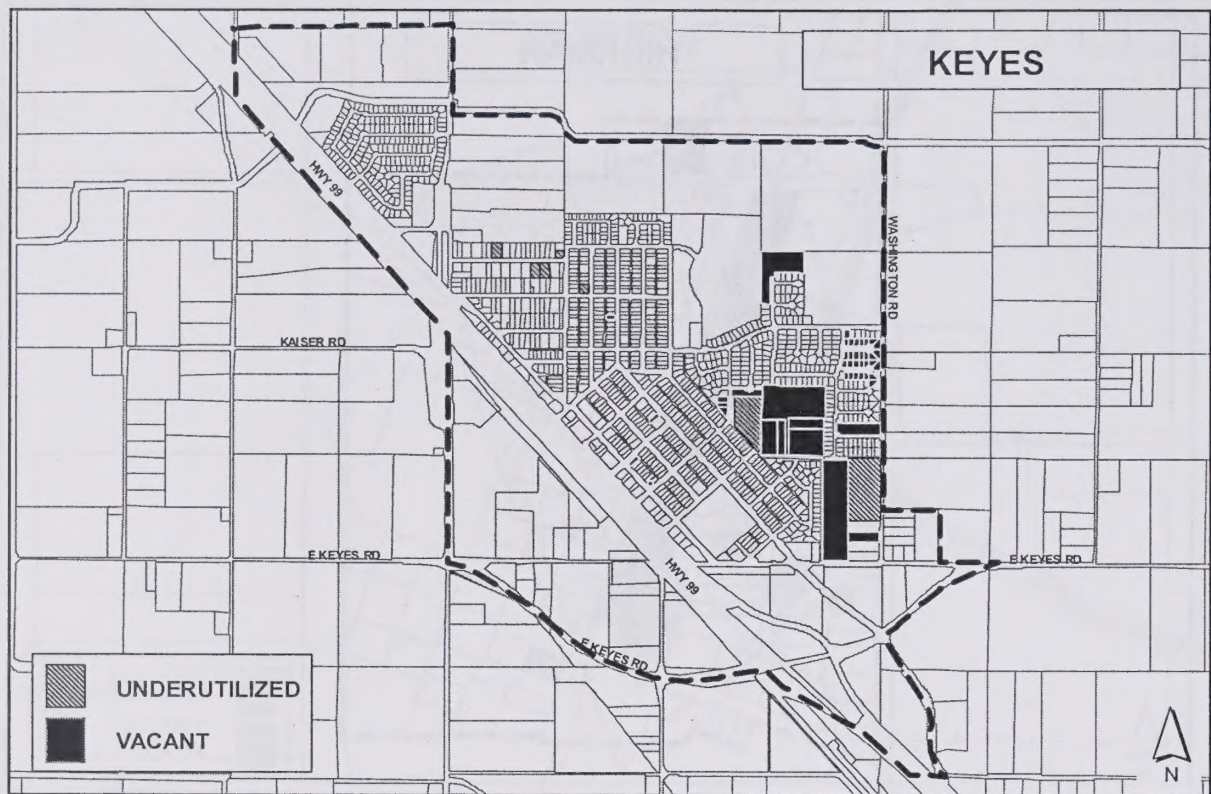
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-1	10	3.31	8	Water	8
COM	H-1	1	1.31	25	Water	2
Total						10



Hickman, in eastern Stanislaus County, receives water from the City of Modesto, but no sewer service is available, other than individual septic systems. Therefore, Hickman's residential dwelling unit potential is limited to dwelling units on lots large enough to support those types of systems. Hickman is part of the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL HICKMAN

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
AG	A-2-10	1	0.65	8	Water improvement needed	0
LDR	R-A	4	2.26	8	Water improvement needed	0
PD	PD (141)	1	15.28	8	Water improvement needed	0
Total						0

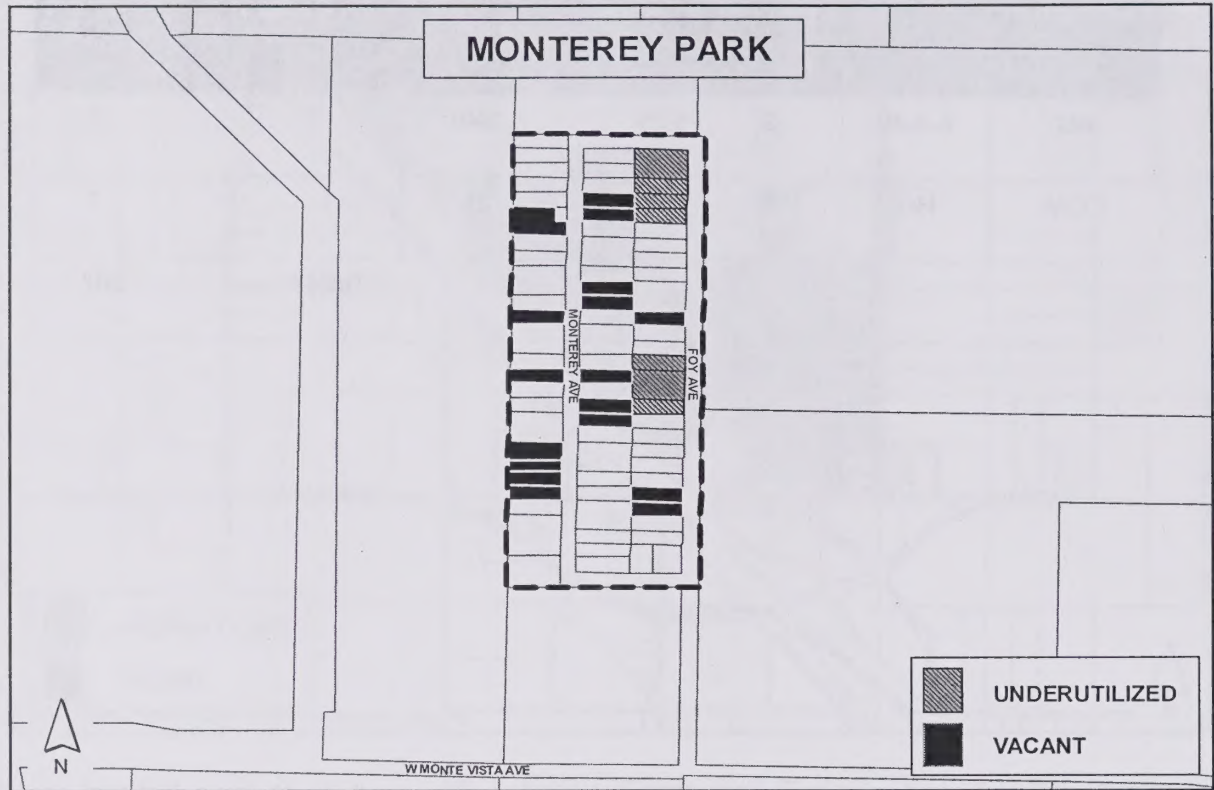


Keyes, located east of Highway 99 between Ceres and Turlock, has recently updated its Community Plan. This resulted in the additional capacity recorded in the chart below. There are also a number of vacant parcels that contribute to the totals below. With both public water and sewer available through its community services district, Keyes has an additional dwelling unit capacity of 207. A portion of Keyes is part of the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL KEYES

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	1	1.11	8		6
LDR	R-1	4	7.64	8		4
LDR	R-1US	39	37.24	8	Water extension	191
MDR	R-3	3	1.27	25		3
UT	A-2-10	1	4.26	2/10		0

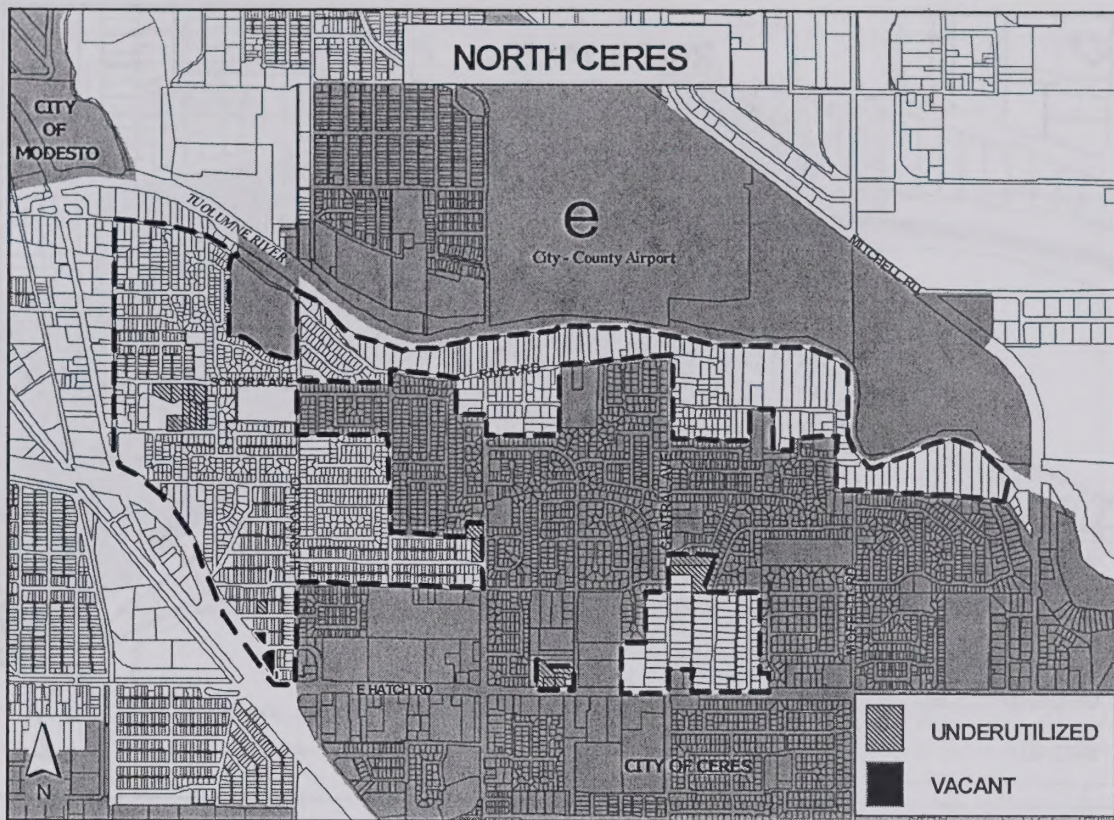
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
AG	A-2-40	2	0.36	2/40		2
COM	H-1	2	0.24	25		1
Total						207



Monterey Park Tract, which is south of Modesto and west of Crows Landing Road, can accommodate 17 additional dwelling units on existing vacant parcels. Public water is provided by the community service district and sewerage is treated using individual septic systems. Monterey Park is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL MONTEREY PARK

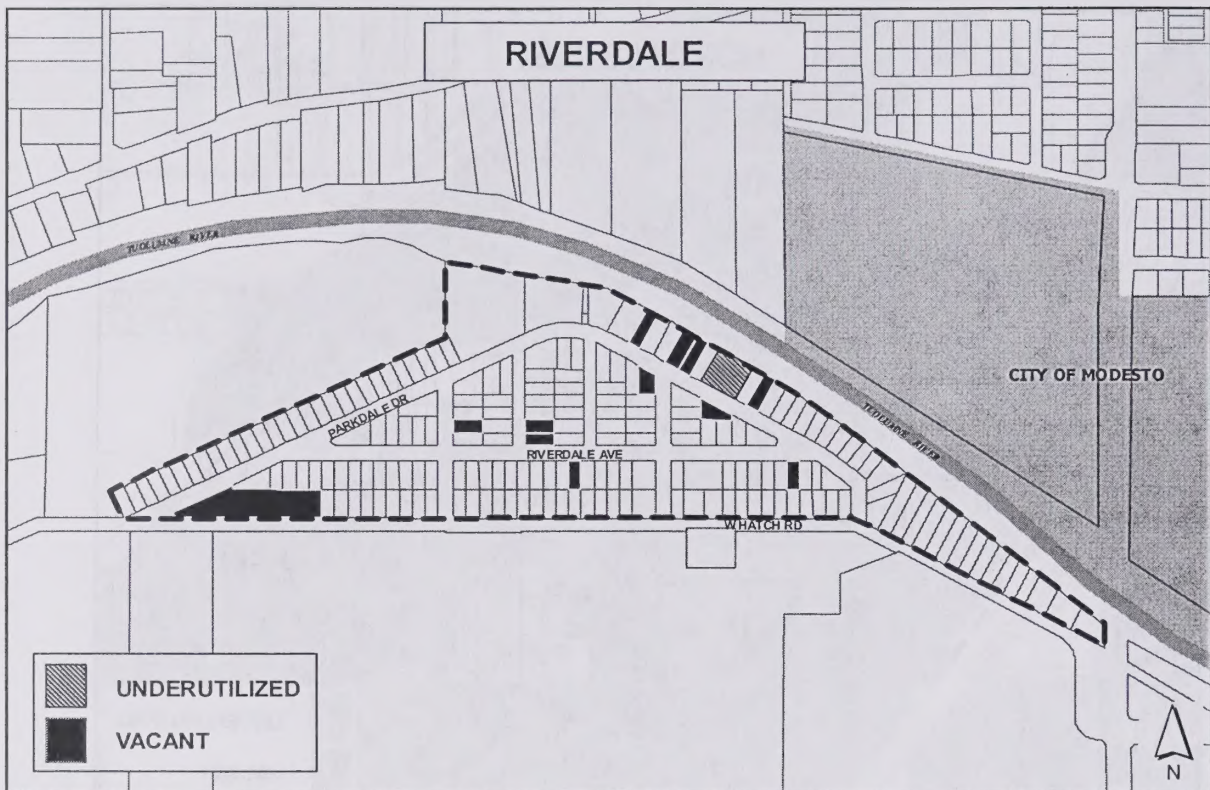
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
AG	A-2-10	24	6.11	2/10		17
Total						17



North Ceres is an urbanized area adjacent to the northern boundary of the City of Ceres. It currently has a realistic dwelling unit capacity of 17 additional units. Water service is provided by both the cities of Modesto and Ceres, and sewer service by individual septic systems.

RESIDENTIAL DEVELOPMENT POTENTIAL NORTH CERES

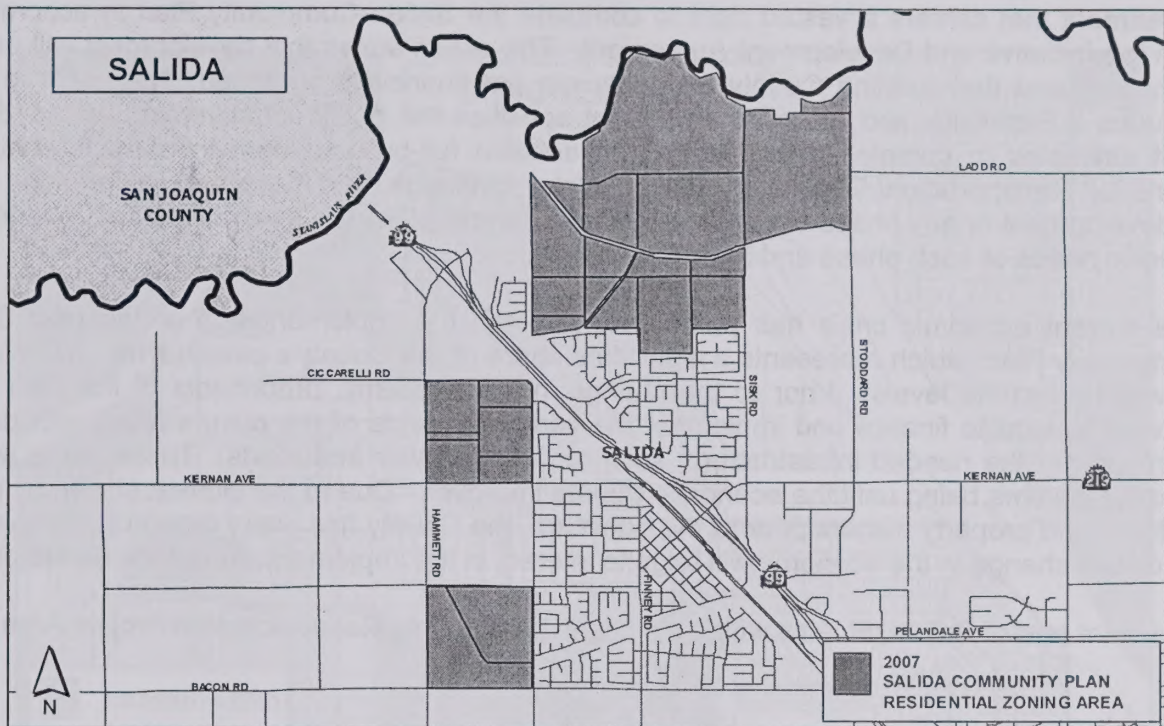
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-1	2	0.74	8	Ceres approval of Sewer	2
LDR	R-A	5	3.16	8	Ceres approval of Sewer	5
MDR	R-2	1	1.02	14	Ceres approval of Sewer	1
MHD	R-3	11	7.68	25	Ceres approval of Sewer	9
UT	A-2-3	3	5.94	1	Ceres approval of Sewer	0
Total						17



Riverdale Park Tract along the Tuolumne River across from the City of Modesto has a community service district that serves the area with water. Individual septic systems are used for the treatment of sewerage. The County and Habitat for Humanity/Stanislaus have partnered in the development of in-fill parcels within this neighborhood.

RESIDENTIAL DEVELOPMENT POTENTIAL RIVERDALE PARK TRACT

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	4	1.06	8		4
LDR	R-1	13	3.38	8	Septic System Issues	21
Total						25



On July 10, 2007, the Stanislaus County Board of Supervisors accepted the certification of a voter initiative petition on the Salida Area Planning, Road Improvement, Economic Development and Farm Protection Initiative. On August 7, 2007, the Stanislaus County Board of Supervisors adopted Ordinance No. C.S. 1005, as provided in the Election Code, to implement the Initiative as submitted, which approved an amendment to the General Plan that included an entirely new Salida Community Plan. The Plan projects a residential buildout of 5,000 dwelling units, distributed between low-density (2,754), medium density (1,306) and medium-high density (940) designations. Unlike other areas of Stanislaus County where the R-2 Medium Density Residential District has a minimum lot size of 6,000 square feet, the medium density SCP-R-2 District within the Salida Community Plan allows for lots between 2,000-3,000 square feet to accommodate small-lot single family dwellings as well as duets, which has the capacity for 2-3 times the number of units than the standard R-2 zone. The medium-high density SCP-R-3 District is specifically designed for rowhouses, townhomes, condominiums and apartments at a 25 unit/acre density, and excludes the single-family housing product. It allows for flexibility in the development standards with approval of a nonlegislative Development Plan, upon a finding by the Board of Supervisors that the alternative standards substantially conform to the General Plan and Salida Community Plan, and that they facilitate flexibility in the types of housing products that may be constructed creating a greater mix of housing to better meet the housing needs of the County's residents. With the knowledge that this area has the opportunity to accommodate the bulk of the County's identified need for lower-income housing, the County will work with developers of this land to target affordability through the maximization of density, logical and efficient subdivision of the three large parcels that now make up this district, and utilization of State, Federal and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, redevelopment, etc. The Salida Community Plan's diverse mix of residential land uses and variety of housing types has a much greater potential to provide a range of prices and housing choices that will be more affordable than the typical larger single-family product constructed in recent years throughout the County.

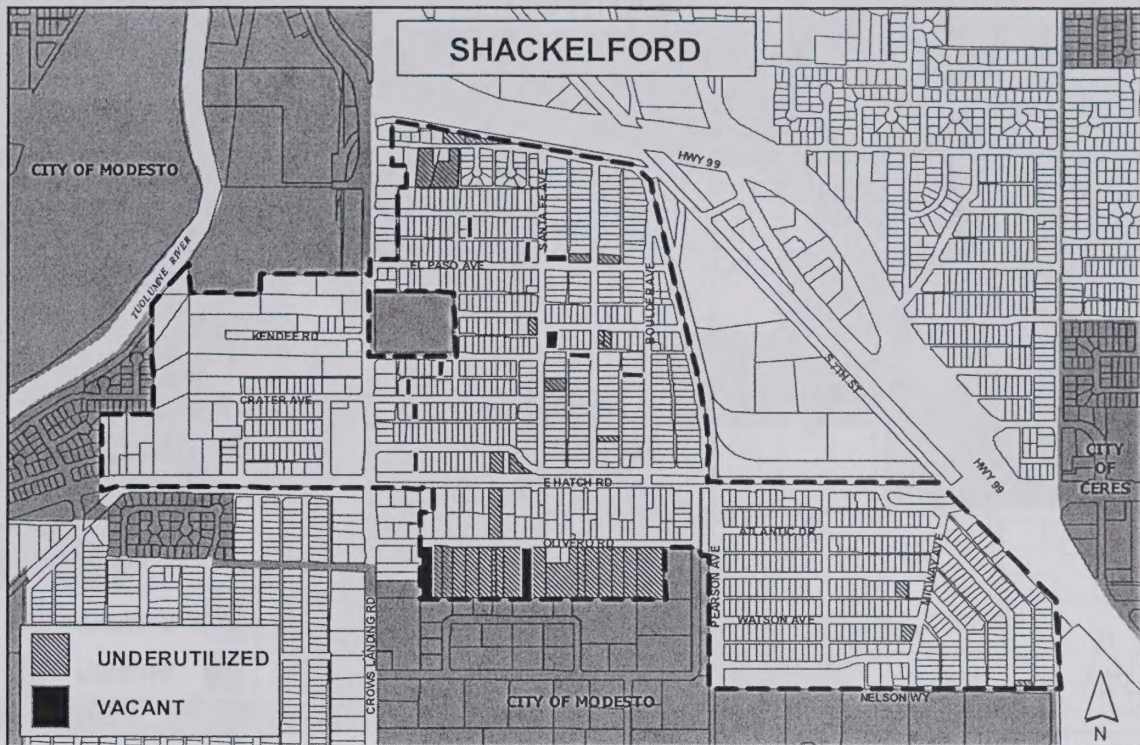
Included as part of the Board of Supervisors action was the adoption of a Development Agreement that confers a vested right to complete the Salida Community Plan in accordance with the Initiative and Development Agreement. The action states that development will pay its own way, and that existing County residents are not financially burdened. The Initiative also includes a Feasibility and Fiscal Analysis that specifies the public improvements needed and cost estimates to complete them, based on detailed full-buildout draft infrastructure Master Plans for Transportation/ Circulation, Sewer, Water, Drainage, and Parks and Recreation. Prior to development of any phase of the project, these current plans will be finalized and to meet the specific needs of each phase and formally adopted.

The current economic crisis has particularly affected the implementation of the new Salida Community Plan, which represents a significant share of the County's potential for new housing at various income levels. Prior to the change in the economy, proponents of the plan were moving forward to finalize and implement the various aspects of the plan, starting with design elements for the needed infrastructure, such as water, sewer and roads. Those plans are on hold for the time being until the economic climate improves. Due to the interest shown by many builders and property owners prior to the downturn, the County has every reason to believe that a positive change in the economy will reignite interest in the implementation of the Salida plan.

The older part of Salida remains within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL SALIDA COMMUNITY PLAN

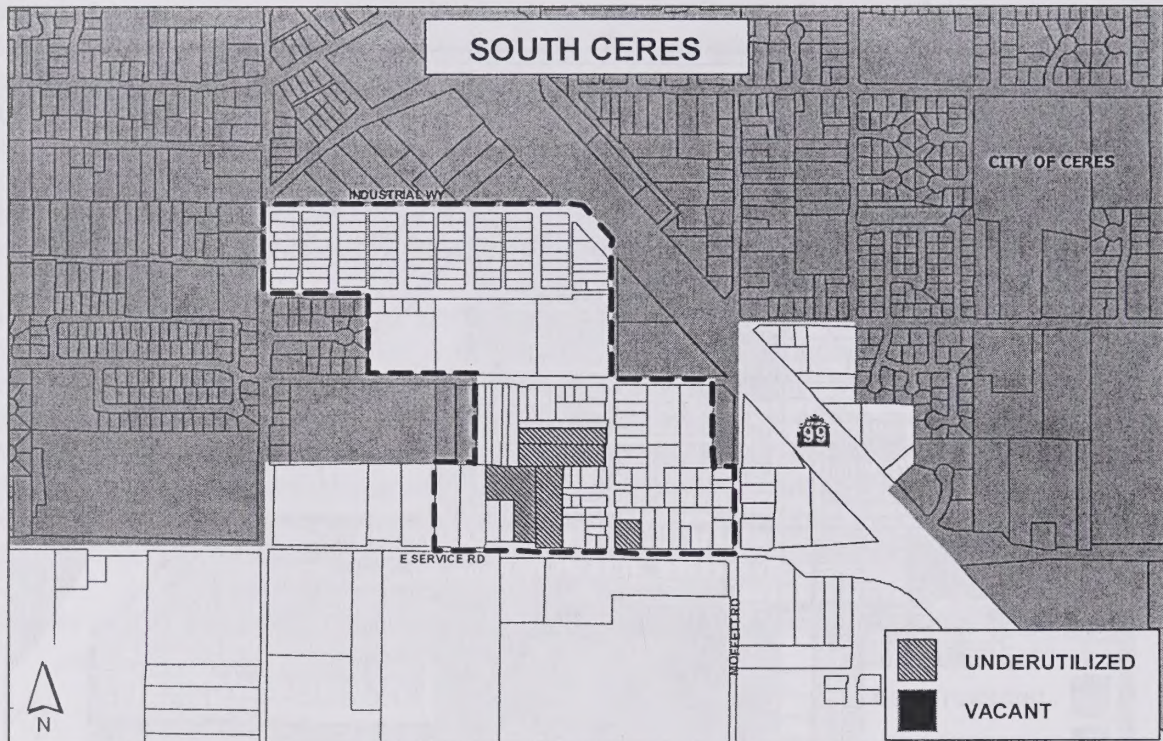
GP Designation	Zone	Total Parcels	Total Acres	Max. Density du/acre	Infrastructure Capacity	Potential Dwelling Unit Capacity
LDR	SCP-R-1	20	802	8	Infrastr. upgrades req'd w/ development	2,754
MDR	SCP-R-2	5	187	14	Infrastr. upgrades req'd w/ development	1,306
MHD	SCP-R-3	3	57	25	Infrastr. upgrades req'd w/ development	940
Total						5,000



The Shackelford/Parklawn Neighborhood is adjacent to the City of Modesto. It receives its water service from the City. The Stanislaus County Redevelopment Agency and the County have constructed sewer and other surface infrastructure in the Shackelford neighborhood. The sewer line is connected to the sanitary sewer service system operated by the City of Modesto. Having both public water and sewer gives property owners the ability develop a second residential unit, which can be a new source of affordable housing in this predominantly lower-income neighborhood.

RESIDENTIAL DEVELOPMENT POTENTIAL SHACKELFORD/PARKLAWN NEIGHBORHOOD

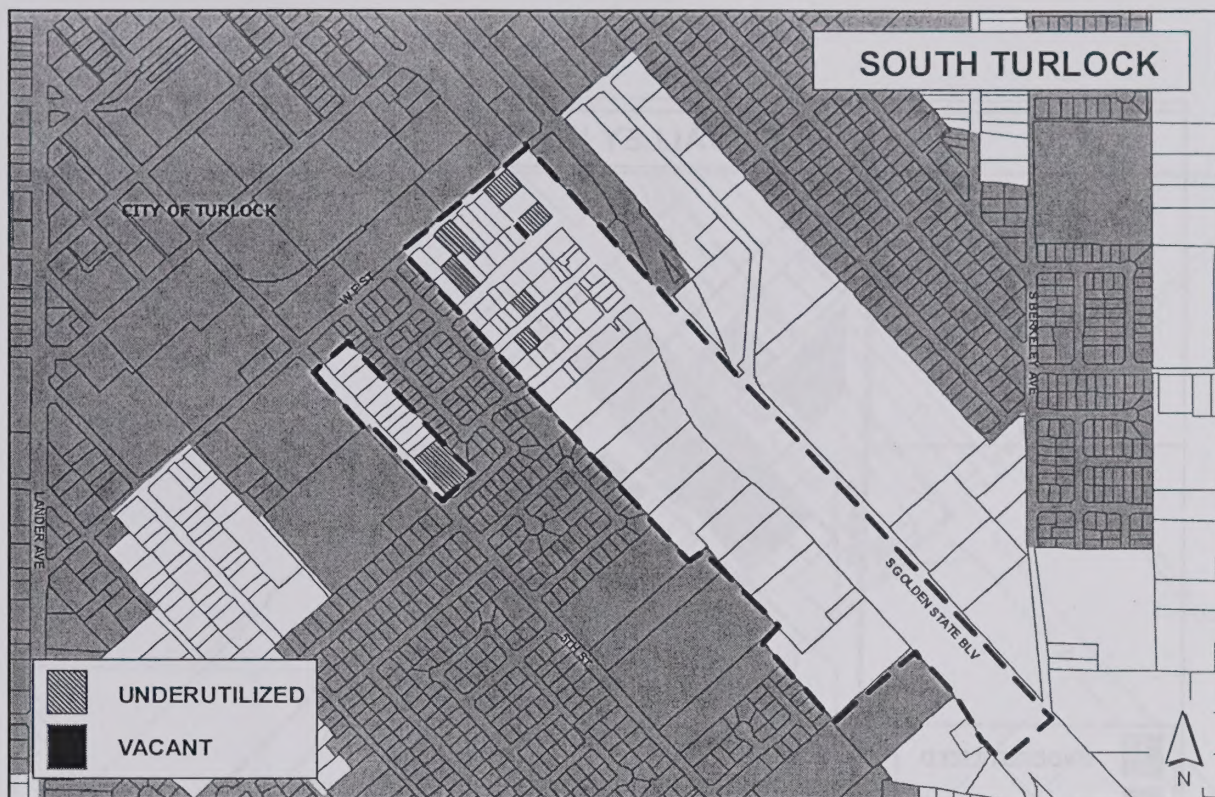
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	18	16.68	8	Modesto water /sewer connect	34
LDR	R-1	3	.76	8	Modesto water /sewer connect	3
MHD	R-3	25	7.56	25	Modesto water /sewer connect	94
Total						131



South Ceres is an unincorporated neighborhood adjacent to the south boundary of the City of Ceres. It is within the Stanislaus-Ceres Redevelopment Area which is a redevelopment partnership between the City of Ceres and Stanislaus County. An infrastructure project constructed water and sewer infrastructure there that will connect to the services of the City. Once connections are made to the main lines, property owners will have the ability develop a second residential unit, which can be a new source of affordable housing in this predominantly lower-income neighborhood.

RESIDENTIAL DEVELOPMENT POTENTIAL SOUTH CERES

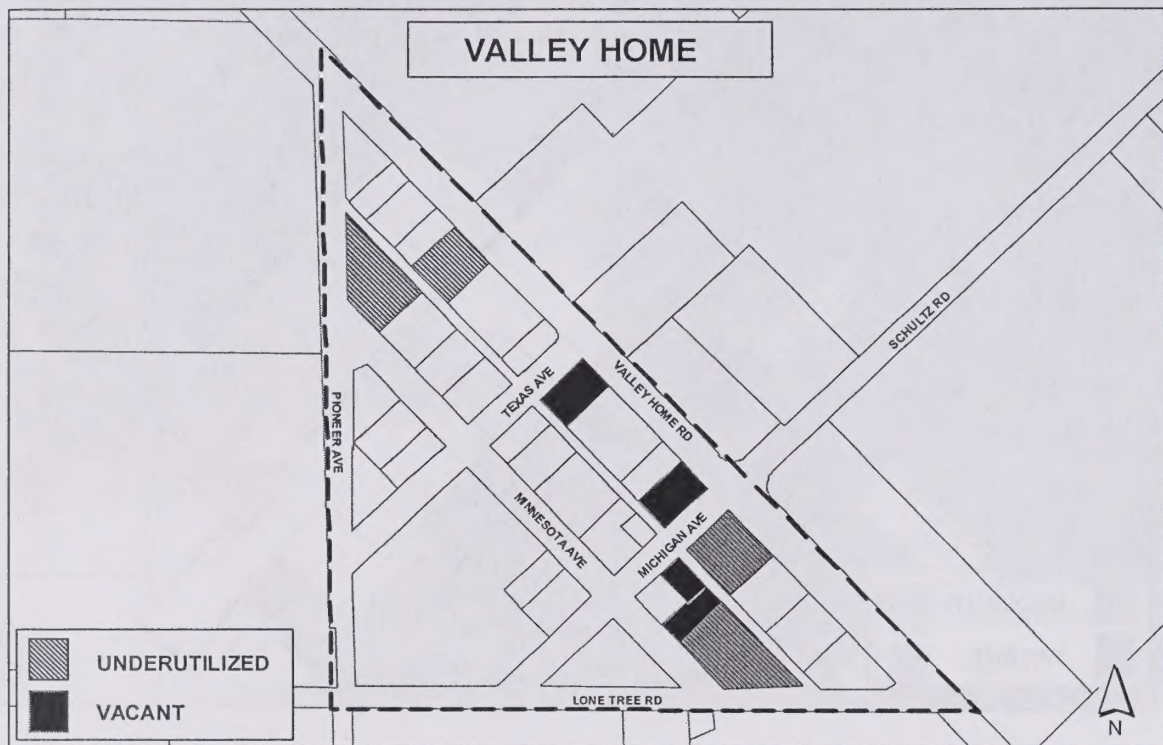
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	5	6.59	8	Sewer/water	5
LDR	R-1	1	0.19	8	Sewer/water	1
Total						6



This area includes lands adjacent to the southern city limits of Turlock. All properties rely on individual septic systems and public water provided by the City. With limited services and the current zoning, development is limited to infilling of vacant parcels.

RESIDENTIAL DEVELOPMENT POTENTIAL SOUTH TURLOCK

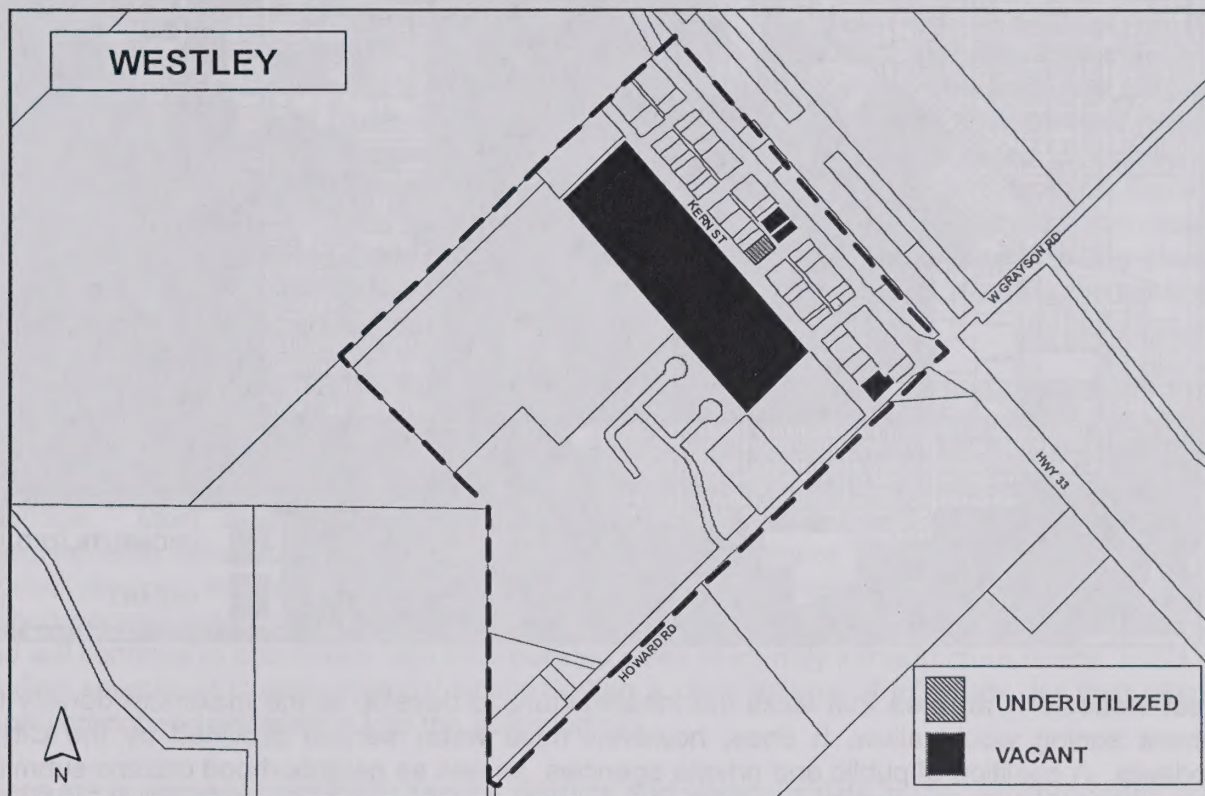
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
AG	A-2-10	1	1.08	2/10	Septic systems	0
Total						0



Valley Home is a small rural community in northeastern Stanislaus County, located north of Oakdale, and west of the Woodward Reservoir. It has a development potential of 4 units, which is limited by the lack of public sewer and water. Valley Home is within the Stanislaus County Redevelopment Project Area.

RESIDENTIAL DEVELOPMENT POTENTIAL VALLEY HOME

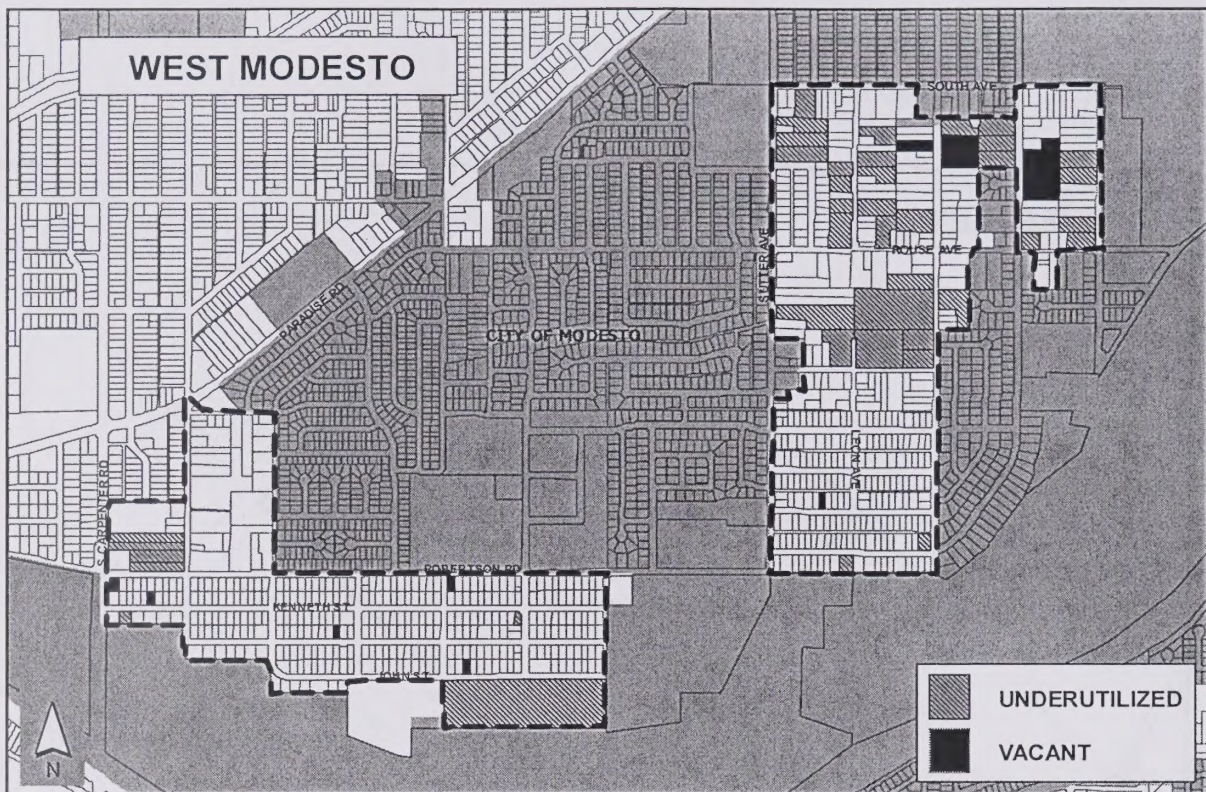
GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-1	8	2.06	8	No public water and sewer	4
Total						4



Westley is a small community located along Highway 33 in western Stanislaus County, approximately 6 miles north of Patterson. Community Service District provides the community with water and sewer by contracting with the Stanislaus County Housing Authority. The town is within the Stanislaus County Redevelopment Project Area. Westley has the realistic capacity of one additional dwelling unit.

RESIDENTIAL DEVELOPMENT POTENTIAL WESTLEY

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-1	3	18.98	8	Water	1
COM	H-1	2	0.61	25	Water	0
Total						1



West Modesto is an area that lacks the infrastructure to develop at the maximum density that current zoning would allow. It does, however, have water service provided by the City of Modesto. A coalition of public and private agencies, as well as neighborhood citizens submitted in application to the federal Department of Justice for a Weed and Seed Grant. Now funded, both the City of Modesto and County are implementing programs and projects over the course of the next few years to respond to the needs of the area.

RESIDENTIAL DEVELOPMENT POTENTIAL WEST MODESTO

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Infrastructure Capacity	Realistic Dwelling Unit Capacity
LDR	R-A	9	20.38	8	Water/sewer	9
LDR	R-1	4	4.1	8	Water/sewer	5
MDR	R-2	36	34.12	14	Water/sewer	95
Total						109

Environmental Constraints and Adequate Infrastructure

Stanislaus County is environmentally diverse with a variety of habitats for plant and animal species within the foothills, along rivers, in agricultural areas, in and around large water bodies, and in urban areas. Of the twenty-one unincorporated communities studied for potential development within the Housing Element, however, only two are considered to have environmental constraints. The Riverdale Park Tract is located directly adjacent to the Tuolumne River and within the river's floodplain, and development in that area has additional construction requirements, such as raised floor levels. The parcels with development potential impacted by the floodplain are noted as such in the Vacant and Underutilized Land Inventory found in Appendix 1. In the developing Diablo Grande area in the western foothills, there are unique plant and wildlife habitats, as well as other environmental issues which are addressed in the Environmental Impact Report for that project. Development of that area is taking place in accordance with project approvals, including mitigation measures. As a result, no additional constraints exist that would further limit its development.

The primary focus for new housing in Stanislaus County is in the incorporated cities where infrastructure systems are already in place and can more easily be extended. The biggest constraint limiting the maximum development potential in many of the unincorporated communities is the lack of adequate infrastructure, most commonly sewer, water, and/or storm drainage. Most of these communities were originally developed at a time when such improvements were not required as they are now, and cannot develop to their full potential unless services are available. In addition to ongoing programs the County operates in unincorporated areas to alleviate constraints by improving infrastructure, Stanislaus County has, and will continue to coordinate with incorporated cities to identify infrastructure needs, costs and funding sources in County 'islands' located within a city's sphere of influence, for their ultimate improvement and annexation into the adjoining city.

There are numerous community service districts and water districts in the unincorporated areas of the County, served by wastewater management and water service providers that are not under the jurisdiction of Stanislaus County. Each unincorporated community and each sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure and current status of long-range planning. Some sewer or water systems in the unincorporated county have existing treatment facilities or water supplies that are adequate to serve growth at buildout of the General Plan, while some do not. It is not always feasible for water service providers to plan, finance and build facilities with substantial unused capacity. Following is a description of each of the community service districts and water districts that serve unincorporated areas (source: Local Agency Formation Commission Municipal Service Review):

Community Service Districts:

Crows Landing CSD (water): Area - 124 acres, serves 109 residential and 22 commercial customers. Significant population growth not anticipated in this area. Water distribution system in need of improvement and system upgrades. Limited financial resources.

Denair CSD (sewer and water): Area - 643 acres (1,056 in SOI), serves 1,300 customers. Has four groundwater wells and three lift stations which serve customers within existing boundaries. For any future growth, additional groundwater wells and/or pipelines will be necessary. Has purchased sewer capacity from the City of Turlock to serve future development, but due to limited infrastructure and resources, no significant population growth expected at present. Current demand can be met with existing facilities, financial resources and infrastructure. A Water Master Plan identifies improvements over the next 10-20 years.

Grayson CSD (sewer): Area - 104 acres, serves 240 residential and one commercial customer. Due to limited service capacity, no significant population growth anticipated. Has capacity to serve its existing service area, with necessary financial resources to fund existing service levels.

Keyes CSD (water and sewer): Area – 444 acres (793 acres in SOI). Serves 1,274 customers with water, 1,317 customers with sewer. District has ability to serve residents in existing service area with no infrastructure needs or deficiencies. Major lift station, existing force main modified, additional water wells and additional wastewater disposal capacity and/or alternative sources of domestic water needed before major growth can occur.

Monterey Park CSD (water): Area – 31 acres. Serves 114 persons. In need of improved source of water quality (manganese in pipelines). Limited financial resources. No significant growth anticipated. District is applying for Safe Drinking Water grant, with Redevelopment Agency assistance described below to identify necessary improvements.

Riverdale Park CSD (water): Area – 52 acres. District operates one groundwater well and storage tanks, with back-up provisions from the City of Modesto. District is within Modesto's Sphere of Influence, and may be annexed into the City in the future. No significant anticipated growth. Water distribution system in good condition. Groundwater must be continually monitored to meet State regulations. Has sufficient capacity to provide domestic water within existing Sphere of Influence.

Westley CDS (water and sewer): Area – 60 acres in District boundaries (149 acres in Sphere of Influence). Short term repairs have been made to sewer lift station and two pumps. More repairs needed in near future. Housing Authority owns sewer and water facilities, which provides District services by contract. Reviewing operating costs and service fees. No significant growth anticipated. District presently meeting the service needs of its customers. District has sufficient capacity to provide services within existing sphere of influence.

Sanitary Districts:

Empire SD (sewer): Area - 427 acres. Serves 1,581 customers. District's system is at capacity, would need improvements and upgrades for any additional connections. City of Modesto accepts sewage from the District's sewer collection system. No significant population growth anticipated in the near future. District has limited resources to address current deficiencies, and is exploring grant applications for upgrades.

Salida SD (sewer): Area – 1,200 acres. Serves 4,019 residential and 190 commercial, industrial and other uses. Wastewater treatment plant is nearing capacity, and the recent update to the Salida Community Plan includes a detailed infrastructure funding and phasing plan to serve both residential and commercial development. New development will be required to pay its fair share of infrastructure improvements. The present sewer service demand within the District's current boundaries can be met with existing facilities and infrastructure.

For purposes of this Housing Element, areas within the County's jurisdiction that have infrastructure issues are: Airport Neighborhood, Diablo Grande, Empire, Grayson, Hickman, Keyes, Monterey Park Tract, Westley and West Modesto. In these areas, the realistic dwelling unit capacity indicated represents the minimum number of additional dwelling units given the availability of services within the timeframe of this Housing Element. Properties identified have residential zoning or are within an urban boundary (Sphere of Influence or Community Plan) with either water or sewer capacity.

Since infrastructure projects are costly, the County is committed to taking the approach of installing these improvements as funding sources are available, according to a priority list adopted and periodically updated by the Board of Supervisors. The Stanislaus County

Redevelopment Agency is often the primary source of funding for these projects, many of which are combined with other funds such as Community Development Block Grants, USDA/RD, State Infrastructure Bank, and Regional Water Board. Some recent examples of infrastructure improvements completed or in progress include a sewer collection and transfer system in the Bret Harte neighborhood, sewer in the Shackelford neighborhood, assisting Crows Landing with a water distribution system, and storm drain infrastructure in Keyes, Salida and Empire. The Redevelopment Agency recently granted the Monterey Park Tract Community Services District \$40,000 in matching funds for a Safe Drinking Water State Revolving Fund Project Grant to evaluate the feasibility of establishing new sources of water or treatment of existing wells, to address contaminant issues. The Agency also transferred an Agency-owned parcel to this CSD for future use as a well site if necessary.

Realistic Development Capacity

The County's Realistic Development Capacity is summarized below by General Plan designation and zone, taking into account existing uses, infrastructure capacity, environmental constraints, and land use controls. It is a compilation of data collected for identified vacant as well as underutilized sites in the 21 unincorporated communities throughout the County.

Table V-2
REALISTIC DEVELOPMENT CAPACITY

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Realistic Dwelling Unit Capacity
LDR	R-A	196	217.18	8	194
LDR	R-1	94	89.98	8	216
LDR	R-1 US	39	37.24	8	191
LDR	SCP-R-1	20	802	8	2,754
IT	R-2	10	2.08	14	0
IT	R-3	3	1.64	25	0
AG	P-D (3)	24	21.55	1	0
AG	PD (198)	9	6.17	2	11
AG	PD (293)	47	25.38	2	47
AG	A-2-10	26	7.84	2/10	17
AG	A-2-40	4	4.46	2/40	2

GP Designation	Zone	Total Parcels	Total Acres	Max. Density un/ac.	Realistic Dwelling Unit Capacity
COM	H-1	5	2.16	25	3
MDR	R-2	46	39.45	14	116
MDR	SCP-R-2	5	187	14	1,306
MHD	SCP-R-3	4	57	25	940
MHD	R-3	49	17.15	25	116
PD	PD	1	82.5	1	80
PD	PD(141)	1	15.28	8	0
PD	PD(198)	9	6.17	2	11
PD	PD(248)	7	1.17	8	7
PD	PD(249)	48	9.74	8	48
PD	PD(293)	47	25.38	2	47
SP-1	SP-1	286	185.99	0.2-7.2	292
UT	A-2-3	3	5.94	1	0
UT	A-2-10	1	4.26	2/10	0
Total		984	1,854.71		6,398

Analysis of Non-Vacant and Underutilized Sites

The non-vacant and underutilized sites enumerated in Appendix 1 have been included in the table above and are those that are currently zoned to accommodate residential uses and are supported by adequate infrastructure. Combined, these 186 non-vacant and underutilized sites have the capacity to accommodate a total of 381 low density units, 27 medium density units, and 376 medium-high density units. These numbers, across the board in density ranges, substantiate that the development of these non-vacant and underutilized sites have the potential to significantly contribute towards meeting the identified housing needs in Stanislaus County. The County will continue to facilitate their development by streamlining the approval process,

and in addition, will create and maintain an inventory of these sites, which will be made available to the public through the Planning and Community Development Department (see Program 4-2). In addition, Programs 2-6 – Farmworker Housing in Agricultural and Other Zones; 2-8 – Second Units; 4-2 – Vacant and Underutilized Site Development; 4-4 – Infill Development; 4-5 – Establish Minimum Residential Densities; 4-6 – Mixed Use Development, and 4-10 – Areas With New Infrastructure Capacity all provide tools to encourage the development of non-vacant and under-utilized sites. A major role of redevelopment in Stanislaus County is providing infrastructure that is lacking or inadequate in the various unincorporated communities, which are occupied by targeted income households. As these improvements occur over time, the realistic development potential will increase, and contribute to the regional housing need. In conjunction with infrastructure improvements in the unincorporated areas, the County will notify owners of non-vacant and underutilized sites of their development potential upon completion of infrastructure improvements, and offer incentives to produce additional units in the targeted income categories. For example, the Stanislaus County Board of Supervisors has accepted two grants from the State Water Resources Control Board to complete necessary planning, engineering and design of mainline sewer installation in both the Airport and Parklawn neighborhoods to address health and safety concerns associated with failing septic systems. The Stanislaus County Redevelopment Agency is contracting with the County Public Works Department for the administration, design, engineering, environmental and construction of these projects. It is estimated that upon completion of these projects, the potential for the production of additional targeted-income units will greatly increase in both neighborhoods. Property owners will receive notices of their added development potential at that time. Other constraints such as environmental or land-use controls are not considered to be a hindrance to developing a parcel to its full potential.

The only other considerable factor that restricts development potential at this time is the economic downturn, which has limited both public (including redevelopment) and private financing for housing construction at all income levels.

Zoning to Accommodate the Development of Housing Affordable to Lower Income Households

The State Department of Housing and Community Development assumes housing units built above a specified density, which in the case of Stanislaus County is 20 units per acre, to be affordable to Very Low and Low Income households. The Medium-High Density designation (R-3, some PD zones, and the SCP-R-3 zone in Salida) offers a higher density of up to 25 units per acre. At this density range, the realistic development capacity is 1,059 units.

Although HCD does not automatically assume that densities lower than 20 units per acre in Stanislaus County produce housing for lower-income households, other General Plan and Zoning designations have the ability to encourage and facilitate the development of housing in this affordability range. The intent of the Medium Density Residential designation (R-2, and some P-D zones) is to provide, beyond single family uses, appropriate locations for multiple family units such as duplexes, triplexes, townhouses and garden apartments of up to 14 units per acre. Unique and new to unincorporated Stanislaus County, 187 acres of Salida Community Plan is designated SCP-R-2, and as stated in the plan, designed to allow housing such as small-lot single family dwellings, duets, rowhouses, townhouses, condominiums and apartments on lot sizes of 2,000-3,000 square feet in area, which can accommodate a product type found to meet the lower affordability ranges throughout Stanislaus County. Although to date unincorporated Stanislaus County does not have any large scale development of R-2 property, experience has proven that developers of smaller R-2 properties have maximized density to the extent possible, depending on the availability/feasibility of infrastructure. A survey of 27 small-lot (2,000-3,000 sq.ft.) developed properties in the cities of Ceres, Modesto and Oakdale on Zillow.com, for example, revealed that all have either recently sold or are valued at

\$140,000 or less, which is below the affordable home price of \$154,156 described below and in Table V-3, and supports the likelihood that developments of this type within the Salida Community Plan have the ability to contribute towards the overall housing needs in both the lower- and moderate income categories.

The remaining R-2 designations can be found primarily in the redevelopment areas, where adequate infrastructure may not always be available. Infrastructure improvements have steadily been added to redevelopment areas as funding allows, which increase prospects for the development of new housing for lower income households. Targeted areas during the timeframe of this Housing Element include the Empire infrastructure project, Airport Neighborhood Revitalization Plan, and Parklawn infrastructure project. Due to the large volume of land which will have the infrastructure to support full development, Stanislaus County recognizes that along with the Medium High Density Residential designation, the Medium Density Residential designation within the Salida Community Plan is also an unprecedented opportunity to contribute to its supply of affordable housing, which will further be encouraged through the use of programs described in this document such as maximization of density, logical and efficient subdivision of larger parcels that make up this district, and utilization of State, Federal and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, and redevelopment.

HCD's definition of Very-Low and Low-Income for households in 2009 for Stanislaus County are those with an annual income of up to \$47,700. Assuming that these households spend 30 percent of their income on housing costs, the affordable monthly rent would be up to \$1,193, and the affordable home price would be roughly \$154,156. The 2009 Fair Market Rent (FMR) for this area determined by the Department of Housing and Urban Development, which is based on units by bedroom count, indicates that efficiency (\$664), one-bedroom (\$734), two-bedroom (\$864) and some three bedroom units (\$1,239) would be affordable to lower-income households. Due to the lack of new apartment units to use as a reference for rent levels in the unincorporated areas, a survey of all current apartment listings indicated that at least 91% of those advertised for rent were at or below Fair Market Rents. A review of home sales prices in 2009 revealed that many homes in unincorporated areas such as Denair, Empire, Hickman, Keyes, Salida, and others surrounding Modesto were available below \$154,156. Therefore, since the medium density range encourages rental and smaller lot housing types, and current market rates indicate both rental and ownership rates affordable to lower-income households, the medium density range in Stanislaus County does not exclude housing choices for lower-income households.

Based on recent experience, affordable developments with densities less than 20 units per acre have been approved in Stanislaus County, within the jurisdictions of Modesto and Turlock. Both will be constructed by the same qualified California affordable housing developer with 77 projects throughout the State, utilizing a mix of funding sources including tax credits, private investment, grants and redevelopment funds. At the Modesto project, an initial 76 units will be built, with a planned second phase of 74 units, and a density of roughly 18 units per acre. The Turlock project will have 80 units in the first phase, and another 61 in the second, at approximately the same density as the Modesto project. Both will be 100% affordable to persons at or below 80% of the area median income, based on project funding requirements. One bedroom apartments are estimated to start at a monthly rent of approximately \$300, while 3 bedroom units will top out at \$737 per month, which will accommodate a range of both very-low and low-income households. It is fully anticipated that affordable housing of this type could be constructed in unincorporated Stanislaus County, where the land costs per multifamily unit are estimated to be lower than Modesto and Turlock at \$12,500 per unit, which is only 8% of the total development costs (Table VI-3) thus demonstrating development at 14 units per acre encourages the cost effectiveness of housing affordable to lower income households. The County plans to further enable the development of affordable housing particularly in the Medium

and Medium-High density ranges through the continuation of the use of a density bonus to developers who offer affordable units to lower-income households (Program 1-5), focus on Medium and Medium-High density areas of the Salida Community Plan to meet its fair share of affordable housing goals (Program 1-10), and establish minimum densities in residential zoning districts to encourage the development of a broader range of densities to promote the construction of a variety of housing types and affordability opportunities intended by their designations (Program 4-5).

Several affordable housing developers have stated that the fourteen (14) dwelling units per acre maximum allowed density in the R-2 unincorporated areas of Stanislaus County encourages the development of housing for lower income households. Land costs in Stanislaus County are significantly lower than those of other regions, thus the number of units necessary to allow an affordable housing development project to achieve economies of scale is much smaller than that of surrounding urbanized areas. Development standards such as 1.5 parking spaces per unit and 3-story structures facilitate affordable development and 14-units per acre will generally allow for a good sized recreational area and adequate landscaping.

Table V-3

Stanislaus County Affordable Housing Costs, 2009

Income Group	1-Person	2-Person	3-Person	4-Person
Very Low				
Monthly Income	\$1,738	\$1,988	\$2,333	\$2,483
Monthly Rent	\$521	\$596	\$700	\$745
Max. Sales Price	\$67,402	\$77,097	\$90,477	\$96,294
Low				
Monthly Income	\$2,783	\$3,179	\$3,579	\$3,975
Monthly Rent	\$835	\$954	\$1,074	\$1,193
Max. Sales Price	\$107,929	\$123,286	\$138,799	\$154,156
Moderate				
Monthly Income	\$4,171	\$4,767	\$5,363	\$5,958
Monthly Rent	\$1,251	\$1,430	\$1,609	\$1,787
Max. Sales Price	\$161,757	\$184,871	\$207,985	\$231,059
Above Moderate				
Monthly Income	>\$4,171	>\$4,767	>\$5,363	>\$5,958
Monthly Rent	>\$1,251	>\$1,430	>\$1,609	>\$1,787
Max. Sales Price	>\$161,757	>\$184,871	>\$207,985	>\$231,059

Source: 2009 Income Limits, Department of Housing and Community Development

Max. Sales Price calculation: http://www.ginniemae.gov/2x_prequal/detail_estimate.asp

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

Affordable housing sales prices are based on the following assumed variables: 30-year fixed rate FHA mortgage at 5.5%, 4% cash at closing

Another traditionally significant resource for housing for lower income households is in zones designated for agricultural uses or as urban transition (A-2, General Agriculture and R-A Rural Residential), where mobile homes and manufactured homes are permitted by right in lieu of any single-family permitted dwelling, which presents a more affordable housing option. In addition, policies within the Agricultural Element of the General Plan are supportive of farmworker housing including the permitting of housing for year-round, full-time farm employees in addition to the number of dwellings normally allowed by the density standard. Lastly, because many of the County's unincorporated communities are within the Redevelopment Project Area, added funding is specifically allocated to increase the supply of affordable housing, typically through new construction, rehabilitation, and affordability covenants.

Although somewhat limited due to the existence of true central business districts in unincorporated areas, and parcel restrictions such as parking and lot configurations, a preliminary analysis revealed that there may be opportunities for some residential uses in non-residential zones (mixed-use development), which have the opportunity to supply another affordable housing type. The C-1, Neighborhood Commercial District, permits apartment houses, dwelling groups, two-family dwellings or duplexes when connected to public sewer and water systems, on 6,000 square foot minimum lots. The C-2, General Commercial District, allows single-family dwellings or one apartment if it is accessory to a permitted commercial use. The H-1, Highway Frontage District, allows apartment houses with a Conditional Use Permit, when connected to public sewer and water systems, on lots which are a minimum of 6,000 square feet in area. The most likely areas with commercial zoning for mixed-use development in the County are in Salida, Denair and Keyes. Program 4-6 calls for the identification of potential properties for mixed-use, and the encouragement of property owners in central business districts to consider this unique type of housing opportunity.

Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing

SB 2, which became effective on January 1, 2008, strengthens planning requirements to identify zones where emergency shelters will be allowed without requiring a conditional use permit, including at least one year-round emergency shelter. In addition, SB 2 amended the Housing Accountability Act to include emergency shelters, transitional housing, and supportive housing. Emergency shelters are defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Transitional housing is rental housing operated under program requirements that call for the termination of assistance at some point in time, usually no less than 6 months. Supportive housing is housing with no limit on length of stay that is linked to on- or offsite services that assist the resident in retaining housing, improving their health status, and maximizing their ability to live and work in the community.

Under the current Stanislaus County Zoning Ordinance, emergency shelters, transitional housing and supportive housing are not specifically identified, but by practice have been considered under the definition of a residential care facility. Programs 4-7 and 4-8 are proposed to amend the Zoning Ordinance within one year of adoption of the Housing Element to identify these uses separately, as well as where they are permitted. By law, transitional and supportive housing must be treated as residential uses in all residential zones and only subject to those restrictions that apply to other residential uses of the same type in the same zone. In addition, a zone or zones where at least one year-round emergency shelter will be allowed by right will be identified (i.e. M-Industrial), or by Use Permit, such as the H-1 (Highway Frontage) and/or C-2 (General Commercial) zones. There are existing lots totaling over 3,300 acres with M-Industrial zoning that are sufficient in size (from one to several acres) with available infrastructure to support an emergency shelter in areas of the County such as South Turlock, the Beard Industrial District south of Yosemite Ave., and South Modesto. For lots of 3.5 acres or less in these areas, for example, South Turlock has 31 parcels, the Beard Industrial District has 230 parcels, and there are 56 parcels in South Modesto, at least 50% of which could accommodate an emergency shelter as a stand-alone use, or in conjunction with an existing use. In addition, due to the current economic downturn, there are numerous parcels larger than 3.5 acres with existing vacant industrial facilities in these same areas that, with some modification, could be converted to an emergency shelter, similar to the existing Salvation Army shelter in South Modesto.

All of these areas are also on or near transportation routes and in proximity to cities where a variety of services are available. The M District allows uses such as wholesale and distribution establishments, service establishments, public and quasi-public buildings, as well as uses in commercial zones such as churches, schools, day care centers, family day care homes, hospitals, community centers and a variety of retail uses. Development standards permit buildings up to 75 feet in height with front yard setbacks of 15 feet.

Second Units

Assembly Bill 1866 amended Section 65583.1(a) of the Government Code to allow local governments to meet a portion of their adequate sites requirement through the provision of second dwelling units. In unincorporated Stanislaus County, second units play an integral part in addressing affordable housing needs. Second units provide affordable housing for family members, senior citizens, handicapped persons and renters.

Second units are permitted in single family zones by right, not subject to a public hearing, as long as they meet the following criteria:

- The lot contains an existing single-family dwelling,
- The second dwelling unit shall not be independent of the existing single-family dwelling,
- The second dwelling unit is either attached to the existing dwelling, located within the existing dwelling, or detached from the existing dwelling and located on the same lot as the existing dwelling,
- The increased floor area of an attached second dwelling unit to be newly constructed shall not exceed thirty percent of the existing living area,
- The total floor area of a detached second dwelling unit shall not exceed one thousand two hundred square feet. On parcels of one acre or more the one thousand two hundred square foot limit shall not apply,
- The second dwelling unit shall meet all other requirements of the zoning ordinance with respect to yard requirements, lot coverage, off-street parking, etc., but only one additional off-street parking space shall be required for a one-bedroom unit. Detached units with more than one bedroom shall require two off-street parking spaces,
- The lot on which the second dwelling unit is to be located meets the minimum building site area requirements of the zoning ordinance,
- The existing dwelling shall be occupied by the property owner at the time of application and one of the dwellings shall continue to be occupied by the property owner.

Program 2-8 states the County will consider reduced development fees for second units up to a certain square footage to help maintain their affordability.

Due to the high volume of inquiries regarding second units, all of the members of the Planning and Community Development Department that assist the public are knowledgeable in second unit regulations. As a result, staff is always available to facilitate the approval process for a member of the public wanting to construct a second unit.

When conducting the vacant and underutilized sites inventory, properties were analyzed for the capacity of a second unit in the study areas known to be occupied predominantly by targeted income households, which are primarily in the redevelopment project areas. As required by Health and Safety Code Sections 33030 and 33031, redevelopment project areas cannot be designated as such unless they meet the criteria of physical and/or economic blight. Table V-1, Residential Development Potential Study Areas, for single-family zoned properties with adequate infrastructure, a conservative potential for 204 second units for lower-income households exists over the planning period. Building permit records indicate that for the period of January 2007- July 2009, eighteen (18) of the thirty-nine (39) second dwelling permits finalized, or 46%, will be occupied by very-low to low-income residents, based on the low square footage stated on their building permits and their known location in targeted income neighborhoods. In addition, because many of the redevelopment areas have been identified for infrastructure improvements, the ability to construct second units is made possible when services are available, as demonstrated in Bret Harte, where 250 new second units were constructed after services were installed through redevelopment efforts. Over time, as infrastructure is installed in targeted neighborhoods, the likelihood is high that the construction of second units will increase, and can be utilized to accommodate a portion of the regional housing need.

Table V-4
ABILITY TO MEET BALANCE OF RHNA REQUIREMENTS

Income Level	Zoning	Realistic Capacity	Balance of RHNA Allocation	Surplus + / Deficit -
Extremely Low, Very Low, Low	C-1, C-2, H-1, R-3, SCP-R-3, part. SCP-R-2, R-1 (2 nd units), R-A, A-2	2,177	2,128	+ 49
Moderate	R-2, part. SCP-R-2, part. SCP-R-1	1,885	948	+937
Above Moderate	A, R-A, R-1, PD, part SCP-R-1	2,540	1,980	+560
Total		6,602	5,056	+1,546

Section VI - CONSTRAINTS

The purpose of this chapter is to analyze potential and actual governmental and nongovernmental constraints on the maintenance, improvement and development of housing for all income levels in Stanislaus County. Following is a discussion of the County's efforts to remove those constraints.

Affordable housing is affected by factors in both the private and public sectors. In the public sector, actions by Stanislaus County, as well as by state and federal agencies, can have an impact on the price and availability of housing in the County. However, for the most part, local regulations play a legitimate role in protecting the public's health, safety, and welfare. Following is a discussion of the local regulatory structure, which may have an affect on the development of housing.

STATE, FEDERAL AND LOCAL POLICY

Actions or policies of governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the development community to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (i.e. sewer connection or growth moratoriums for noncompliance with the federal Clean Air and Water Pollution Control Acts) can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The County's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities.

LAND USE CONTROLS

The General Plan is the primary land use control document. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

As one of the top ten agricultural counties in the nation, Stanislaus County is committed to the preservation of agricultural land--the resource base of its leading industry. As a measure of its commitment, Stanislaus County is one of only a handful of California counties that has included an Agricultural Element in its General Plan. Adopted in 1992 and amended in 2007, the Agricultural Element is a strategic plan to support and enhance local agriculture through the preservation of the County's most productive agricultural lands; the improvement and protection

of other resources that support agriculture such as air, water and soil resources; and the implementation of strategies to strengthen the agricultural sector of the economy. Stanislaus County's development standards and policies support housing for those employed in the agricultural industry.

Stanislaus County is involved in the process of balancing competing needs for the conservation and development of its resources, and is committed to the preservation of agricultural land. The voters of Stanislaus County approved a thirty-year (December 31, 2038) land use restriction initiative (Measure E) on February 5, 2008, which added a goal and policy to the Stanislaus County General Plan. The initiative requires a majority vote of the County voters on any proposal to redesignate or rezone unincorporated land from an agricultural or open space use to a residential use. According to the Election Division of the Office of County Clerk-Recorder & Registrar of Voters, the timeframe for including a county-wide measure in a consolidated election is approximately 3 months. If the Board of Supervisors passes a resolution to place a measure on the ballot, the cost to the County would be approximately \$0.10-\$0.40 per voter. The cost of a County-wide special all-mail election to any individual or group is \$2.10-\$3.00 per voter. As of August, 2009, Stanislaus County had approximately 215,000-220,000 registered voters.

Since the Salida Community Plan was adopted on August 7, 2007, it preceded Measure E, and therefore Measure E is not a constraint for the properties identified in the realistic development capacity for Salida. The Vacant and Underutilized Land Inventory identifies a total of 55 agriculturally-zoned properties with limited development potential (47 are under one acre in size, and the largest of the remaining 8 is 4.26 acres) in unincorporated communities that would be subject to a County-wide majority vote of the people prior any rezoning to a residential use. Measure E is not considered a constraint to the overall cost, supply and affordability of housing throughout the County, since within the timeframe of this Housing Element the Salida Community Plan entitled up to 5,000 additional dwelling units at various densities. In this case, by aggregating land as well as services such as water, sewage disposal and roads, the economy of scale would more likely reduce the cost per unit, and increase supply and affordability, as opposed to the scattered development of small properties in unincorporated areas where costly infrastructure extensions and upgrades would more likely reduce the potential for affordability where there is a much more limited land supply. In addition to Salida, the remaining land inventory identifies residentially zoned properties within existing developed unincorporated communities, rather than encroaching into lands designated for agricultural uses. The County has and will continue to streamline the permit process to help stimulate the development of infill sites throughout its unincorporated communities as a tool to increase the supply of affordable housing. Measure E also does not limit residential development by incorporated cities within existing or amended spheres of influence of cities, or preclude cities from annexing additional areas for residential development.

Although Measure E is not considered a constraint to the cost, supply and affordability of housing in Stanislaus County during the timeframe of this Housing Element, it is recognized that it could affect these factors in the future, for example, after the inventory of residential land is depleted within the Salida Community Plan. For this reason, a program is included in this Housing Element to examine any potential constraints created by Measure E within the timeframe of future Housing Elements, and provide for mitigation if necessary.

Additionally, Measure E includes the four following specific exemptions from the voter approval requirement that recognize and provide protections for the County's housing needs: 1) a residential development on land designated for agriculture or open space if the Board of Supervisors finds, and HCD certifies in writing, that (a) the approval is necessary to meet the County's legal fair share housing requirement, and (b) there is no other land in the County or

cities in the County already designated for urban use that can accommodate the County's legal fair share housing requirement. The Board is restricted from redesignating more than 10 acres per year for residential use under this exemption, 2) additional acreage may be designated for residential use if the Board finds and HCD certifies, that the additional acreage is necessary to meet the Board's legal fair share obligation based on maximum multi-family densities, and that the housing units are permanently affordable to persons or families of moderate, low and very-low income, 3) any development project that has obtained a vested right pursuant to state law prior to the effective date of Measure E (February 5, 2008), and 4) any development project consisting entirely of farmworker housing.

Stanislaus County is committed to the provision of affordable housing for residents of all income groups. The County's commitment is evidenced by its continued efforts to install and/or improve infrastructure in existing unincorporated communities, to rehabilitate housing owned or occupied by lower income households, and to help lower-income families purchase homes. The County facilitates second units, mobile homes, as well as farmworker housing. Duplexes may be allowed on corner lots in R-A and R-1 zones and on any lot in other residential zones. Mobile homes and second dwelling units are allowed in any residential zone. The County proposes to modify existing regulations to specifically address the locations where uses such as emergency shelters, and supportive and transitional housing may be located. In addition, the County plans to execute a program to establish minimum densities in residential zoning districts in order to encourage the construction of a broader range of densities to promote a variety of housing types, especially in the higher density ranges.

Table VI-1
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE

Zone District	Bldg. Height	Yard Setback			Minimum Lot Area	Maximum Building Coverage	Parking Spaces
		Front	Side	Rear			
R-A	35 ft	15 ft	5 ft	5 ft	8,000 sf	40%	2/DU
R-1	35 ft	15 ft	5 ft	5 ft	5,000 sf	40%	2/DU
R-2	35 ft	15 ft	5 ft	5 ft	6,000 sf	50%	2/DU
R-3	35 ft	15 ft	5 ft	5 ft	6,000 sf	60%	1.5/DU
H-1	35 ft	15 ft	5 ft	5 ft	6,000 sf	NA	1.5/DU

Stanislaus County Zoning Ordinance

Stanislaus County Development Standards do not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other similar sized jurisdictions in the State. Stanislaus County does not have any established caps on building permits or residential development.

In general, the County does not consider its zoning and development standards to be a constraint to development because they represent minimum standards necessary to protect the public health, ensure compatibility between adjacent land uses, and maintain and enhance the livability of Stanislaus County. In addition, there is the opportunity to modify such standards through the use of Planned Development (P-D) districts to accommodate projects that are unique or provide special housing arrangements.

FEES AND EXACTIONS

Part of the cost associated with developing residential units is related to the fees or other exactions required of developers to obtain project approval consistent with State law. Lengthy review periods increase financial and carrying costs, which in turn increase project-related expenses which are passed along to the project occupants in the form of higher purchase prices or rents.

Stanislaus County requires an application fee of \$3,976 or higher depending on processing time for a general plan amendment or zone change, while the average cost of a 20-lot subdivision would be \$6,140. Stanislaus County's application fees are based upon a full recuperation of costs associated with the processing of land use applications. It is the County's policy that all development "pay its own way," and not be subsidized by the General Fund.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of necessary infrastructure (streets, sewers, and storm drains) to support the new development, as well as public parkland. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer.

The significance of the necessary infrastructure improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project. A Public Facilities Fee to offset the cost of transportation, public safety, parks, library, and general government is charged to each new housing unit constructed within the unincorporated area. The amount of the fee is determined by the land use type. The per unit fee cost is \$9,041.45 for low density residential, \$4,592.55 for multi-family residential, and \$2,326.42 for senior housing. The County has a program to defer impact fees in cases where it can be clearly demonstrated that the housing will be occupied by very low- and low-income households. Therefore, these fees are not considered a constraint on the construction of higher density, affordable housing in Stanislaus County.

Since there are numerous fire and school districts within Stanislaus County, and all with an impact fee, averages are presented below. These fees (per square foot average) are \$3.91 and \$0.41, respectively, and can add significantly to the cost of development, but are consistent with the amounts and parameters established by California Government Code Sections 65995 and 66000 et seq.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code requiring developers to address such issues as noise transmission and energy conservation can also result in higher construction costs. While some features (interior and exterior design treatments) are included by the developer as amenities to help sell the product in the competitive market, other features (i.e., those required to achieve compliance with energy conservation regulations) may actually reduce monthly living expenses. However, all these features may add to the initial sales price, resulting in an increasingly difficult hurdle for many new homebuyers to overcome.

In December of 2005, the San Joaquin Air Pollution Control District adopted Rule 9510, known as the 'Indirect Source Rule', as part of the District's overall Rules and Regulations. The purpose of the Indirect Source Rule is to achieve emissions reductions from the construction and use of development projects through design features and on-site measures, as well as off-site measures. Each residential development of 50 or more units is subject to the Indirect Source Rule, and must supply an Air Impact Assessment (AIA) for the project and each phase thereof, and is subject to applicable fees. The fees (\$9,350/ton for NOx emissions; \$9,011/ton for PM-10 emissions) vary greatly for each project, depending on the size, location, features, etc., and are based on the sum necessary to offset emissions not reduced on-site. For this reason, the Indirect Source Rule fees are not generalized or standardized, but if applicable to a project, would impact the cost of development at all income levels. For properties identified with development potential within the timeframe of this Housing Element, primarily those within the Salida Community Plan are large enough to accommodate development of projects larger than 50 residential units, thereby triggering the Indirect Source Rule, while smaller projects throughout the unincorporated County would be exempt. Stanislaus County, through various policies and programs contained in this Housing Element is committed to utilizing available resources (i.e. financial assistance, density bonuses, fee deferrals, etc.) to assist in the provision of adequate, affordable housing for all residents of all income groups, which will be extended to land developed within the Salida Community Plan.

**Table VI-2
PLANNING AND DEVELOPMENT FEES**

DISCRETIONARY PERMITS		
FEE CATEGORY	FEE AMOUNT	
Planning and Application Fees	Single-Family	Multifamily
Annexation	NA	NA
Variance	2,805	2,805
Conditional Use Permit	2,298	2,298
General Plan Amendment	3,976 deposit + cost	3,976 deposit + cost
Zone Change	3,976 deposit + cost	3,976 deposit + cost
Site Plan Review	80	80
Architectural Review	NA	NA
Planned Unit Development	3,976 deposit + cost	3,796 deposit + cost
Specific Plan	4,109 deposit + cost	4,109 deposit + cost
Development Agreement	3,976 deposit + cost	3,976 deposit + cost
Other	None	None

SUBDIVISION		
Certificate of Compliance	695	695
Lot Line Adjustment	700	700
Tentative Tract Map	5,537 plus \$30/lot	5,537 plus \$30/lot
Final Parcel Map	None	None
Vesting Tentative Map	5,537	5,537
Other	None	None

ENVIRONMENTAL		
Initial Environmental Study	included	included
Environmental Impact Report	Cost paid to third party by developer	Cost paid to third party by developer
Negative Declaration	included	included
Mitigated Negative Declaration	included	included
Other	none	none

MINISTERIAL PERMITS		
IMPACT FEES		
Police*	714.31	714.31
Fire	.49 per sq. ft.	3.91 per sq. ft.
Parks*	1,197.17	1,197.17
Water and Sewer**	2,175	1,044
Sewer Hook-up**	500	500
Solid Waste**	0	0
Traffic*	4,308	2,886
Flood	60	60
School	4.62 per sq. ft.	4.62 per sq. ft.
Special District**		
Other Public Facility Fees	2,821.50	2,786.09

* Senior projects have reduced fees in these categories

**Fees vary greatly due to the multiple service purveyors and service needs throughout the unincorporated County, and have been omitted from the total.

Source: Stanislaus County Planning and Community Development Department 2009

Table VI-3
FEES AS A PERCENTAGE OF DEVELOPMENT COST

Development Cost Category	Fee/Cost		Percent of Total	
	Single-Family	Multifamily	Single-Family	Multifamily
Construction ¹	\$112,000	\$106,400	70%	71%
Land ²	\$5,000	\$12,500	3%	8%
Impact Fees ³	\$9,041	\$4,593	6%	3%
Permitting Fees ⁴	\$21,861	\$15,741	14%	10%
Subtotal:	\$147,902	\$139,234	93%	93%
Other Soft Costs ⁵	\$11,200	\$10,640	7%	7%
Total	\$159,102	\$149,874	100%	100%

¹ Assumes construction cost of \$80 per square foot for single family based on regional estimates, and \$133 per square foot for multifamily based on national average.

² Assumes average land price of \$35,000 per acre of raw single family residential land per LoopNet.com developed at 7 units per acre, and \$200,000 per acre of raw multifamily residential land per LoopNet.com developed at 16 units per acre.

³ Assumes average impact fees based on Table VI-2

⁴ Assumes applicable adopted fees in Table VI-2

⁵ Assumes soft costs other than fees such as architecture, administrative, etc. at 10% of construction costs

The total estimated fees for a typical 1,400 single family residence in the Salida area, as an example, are \$21,861, and \$15,741 for an 800 square foot multi-family unit, which are generally less than or in line with other jurisdictions throughout the County. As can be seen in the above table, fees as a percentage of the total development cost for both single family and multiple family residential are relatively minor compared to the overall cost of construction. In addition, fee deferrals are available to affordable housing projects to help offset upfront costs and fees. As with the zoning and development standards, the County's fees and exactions are not considered to be a constraint to the production of housing as they incorporate processes and review as required by law, represent minimum standards necessary to protect the public health, land use compatibility, and maintain and enhance the livability of Stanislaus County. The greatest constraint at this time, on the other hand, is the economic climate, which has severely restricted new construction, and may affect the ability to build housing at all income levels for some time to come. In the meantime, the County will continue to maximize all financial resources available, such as CDBG, HOME, Redevelopment, and others to facilitate the construction of affordable housing.

PROCESSING AND PERMIT PROCEDURES

The following table indicates the approval process for various housing types by zoning district. Typical single-family, multi-family developments, second units, and manufactured homes, for the most part, are allowed as permitted uses with over-the-counter review, without the requirement of a Use Permit, as long as the development meets the adopted requirements of the applicable zoning district. Even in the case of constructing three or more units in the R-2 district, where a Use Permit is required, review by the Planning Commission is typically limited to the project meeting standard zoning requirements and density, and the ability to provide public sewer and water. This reduces the time, cost (4 months average; \$2,300+ for a Use Permit) and uncertainty attached to a formal approval process, thereby serving to facilitate the construction of housing at all densities and income levels.

Table VI-4

HOUSING TYPES PERMITTED BY ZONING DISTRICT

RESIDENTIAL USE	ZONE				
	R-1*	R-2*	R-3*	RA*	A-2
SF-Detached	P	P	P	P	P
SF-Attached	P-corner lots	P	P	P	-
2-4 DU	-	-	P	-	-
5+ DU	-	3+ w/UP	P		
Residential Care < 6P	P	P	P	-	-
Residential Care > 6P	UP	UP	UP	UP	-
Emergency Shelter	+	+	+	+	+
Single-Room Occupancy	+	+	+	+	+
Manufactured Homes	P	P	P	P	P
Mobile Homes	P w/cond.*	P w/cond.*	P w/cond.*	P w/cond.*	P w/cond.*
Transitional Housing	+	+	+	+	+
Farmworker Housing**	-	-	-	-	-
Supportive Housing	+	+	+	+	+
2nd Unit	P	P	P	P	
P=Permitted UP=Use Permit					

+ These uses are not specifically identified in the Zoning Ordinance at present. Programs 4-7, 4-8 and 4-9 In Section VII will address them during the timeframe of this Housing Element.

*Mobile homes are permitted subject to conditions depending on their General Plan designation as either Agriculture or Urban Transition

** Will comply with State Law as required.

Table VI-5
TIMELINES FOR PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Ministerial Review	Up to 2 weeks
Conditional Use Permit	4 months
Zone Change	6 months
General Plan Amendment	6 to 9 months
Site Plan Review	2-3 days
Architectural/Design Review	None
Tract Maps	4 to 6 months
Parcel Maps	3 to 4 months
Initial Environmental Study	Weeks to months - depending on project
Environmental Impact Report	6-12 months

Source: Stanislaus County Planning and Community Development Department

CODES AND ENFORCEMENT OF ON-OFF-SITE IMPROVEMENT STANDARDS

On/Off-Site Improvement Standards

For residential projects, the County requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit. These on- and off-site improvements promote the health, safety, and general welfare of the public.

Curbs, gutters and drainage facilities direct storm and runoff water out of residential developments. County streets and roads are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage, safety for the driving public, and reduces dust. Roadways are classified by the County according to traffic needs. They are as follows:

- Expressway/4-6 Lanes/110 feet of right-of-way, with left turn median
- Major - 4 lanes, 80-110 feet right-of-way, with left turn median
- Collector - 2 lanes, with a 60-90 foot right-of-way
- Local - 2 lanes, 50-60 foot right-of-way
- Minor - 2 lanes, 50 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected needs. Developers are responsible for the development of roadways associated with the residential project and also participate in regional transportation system improvements through a portion of the Public Facilities Fee, discussed earlier.

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children, the elderly and the physically impaired.

Development of and connection to municipal water and sewer services are required as a condition of approving subdivision maps. Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. These off-site requirements allow for the development of much higher residential densities.

Although the above improvements understandably add to the cost of any project, they are considered necessary in order to meet the basic health and safety needs of Stanislaus County residents.

Building Codes and Enforcement

Building codes and standards are necessary to ensure safe housing, but can sometimes constrain the development of housing. Stanislaus County has adopted and enforces the 2004 Code of Regulations and 2007 California Building Standards Code. One local amendment was adopted in 2007 which makes changes, modifications and additions to the 2007 Building Standards Code, which are primarily administrative in nature and not considered substantive. The only substantive changes were required by Measure X, a local initiative approved by the voters of Stanislaus County in 1990, which requires that any urban development in the unincorporated areas of Stanislaus County occur in conjunction with primary and secondary sewage treatment. Farmworker housing, very-low income housing and single family uses on lots recorded prior to July 13, 1990 are permitted to utilize traditional septic tank and leach field systems. Although the changes were found to be more restrictive than those in the California Building Standards Code, a finding was made that the changes were necessary due to local climatic, geological, or topographical conditions throughout Stanislaus County. These changes are intended to protect the health and well-being of residents in unincorporated areas of Stanislaus County.

Health and Safety Code Section 17980(b)(2) requires local governments to give consideration to the needs for housing as expressed in the housing element when deciding whether to require vacation of a substandard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75% of the dwelling. Stanislaus County as a general rule will only recommend the vacation and/or demolition of a building when more than 75% of the building requires repair. In general, enforcement of substandard buildings by the Building Division occurs either in response to the receipt of a citizen complaint, or when discovered by building inspectors when making daily inspections.

The Building Division of the Community Development Department and is well aware of the various housing rehabilitation programs that are offered to homeowners. Inspectors will typically inform a property owner of the County's programs in order to facilitate the rehabilitation and conservation of housing units in need of repair.

HOUSING FOR PERSONS WITH DISABILITIES

As stated previously, persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services.

The County ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility. Applications for retrofit are "over-the-counter" and processed in the same manner as improvements to any single-family home.

Stanislaus County continually reviews its ordinances, policies, and practices for compliance with fair housing laws. Project Sentinel, a non-profit agency devoted to fair housing, assists Stanislaus County with the review and implementation of fair housing laws.

All multi-family complexes are required to provide handicapped parking at a rate of one for every 20 non-handicapped spaces. One parking space is to be provided for each dwelling unit designed for people with disabilities. Stanislaus County works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

Stanislaus County permits group homes with six or fewer persons in any residential zone, as well as the agricultural and commercial office districts, without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without additional development or permit costs. The development of group homes is, therefore, a market issue, not a jurisdictional issue.

There is no public hearing requirement for the establishment of a state-licensed group home, regardless of size. The zoning ordinance has been amended to specify that State-licensed group homes, foster homes, residential care facilities, and similar state-licensed facilities, regardless of the number of occupants, are deemed permitted by right in a residential zoning district, pursuant to state and federal law.

There are no special conditions for group homes that also provide services, such as counseling, if there will be six persons or less in residence, or if the larger facility is located in a commercial zone or civic center. However, if the larger facility is planned in a residential zone, the service component will become a part of the Use Permit process.

Stanislaus County offices are handicapped accessible. Disabled applicants are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The County will reasonably accommodate any specific verbal or written request for assistance.

As stated above, Stanislaus County has adopted and enforces the 2004 Code of Regulations and 2007 California Building Code. Local amendments have been adopted, however none are considered constraints to housing for the disabled. To date, the County has not adopted any universal design elements that address limited lifting or flexibility (i.e. roll-in showers and grab bars), limited mobility (i.e. push/pull lever faucets, wide swing hinges) and limited vision (i.e. additional stairwell and task lighting). The Programs section of this document includes a new program to consider the adoption of universal design elements as a step towards removing constraints to housing for the disabled.

NON-GOVERNMENTAL CONSTRAINTS

Current Economic Crisis

As stated in the County's 2009 Analysis of Impediments to Fair Housing Choice (AI), the changed economic circumstances confronting the County, especially those affecting homeownership and rental housing markets, must be viewed as potential threats to fair housing choice. Vacancy rates in single-family dwellings have been rising rapidly throughout the County as an increasing number of homes have gone into foreclosure or been abandoned, while the number of properties on the verge of delinquency and default remains high and continues to grow.

A significant component of overall housing cost is the availability of financing. Through 2008, the rates on a 30-year fixed rate mortgage have varied between just below six percent and eight percent. For the first time in almost half-century, some mortgage rates have fallen below six percent. Between 2004 and 2006, many Americans were able to utilize very low and adjustable interest rates to purchase homes otherwise out of their price range. Through mid-2008, home mortgage financing was readily available to residents of Stanislaus County as well as the rest of California. Although recent economic conditions have seen housing prices drop sharply and interest rates are currently lower, it can be significantly more difficult to obtain a home loan. In particular, people with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates. Data sources from 2006 and 2007 strongly suggest that a high proportion of sub prime loans were directed toward minority households, who may now be bearing a larger share in the loss of homeownership. It is vital that these households that have the ability to support reasonable mortgage payments, receive necessary assistance. Stanislaus County recognized these needs early into the housing crisis, and initiated a local 'No Homeowner Left Behind' (NHLB), which is a grassroots, community-based collaborative response to the growing problem of sustainable homeownership and foreclosure prevention for the Central Valley of California. The mission of the NHLB initiative is to ensure that homeowners have access to timely, accurate, unbiased information and reputable professionals to help them preserve home ownership when feasible, and to minimize loss of equity and other adverse impacts when retention of homeownership is not possible.

In partnership with local, state, federal, and private entities NHLB has been involved in efforts to assist homeowners who are in foreclosure or at risk. To assist homeowners in the attempt to maintain their homes, NHLB has held a series of community forums and workout events at which homeowners are counseled by HUD approved housing counseling agencies and/or meet one-on-one with respective lending institutions.

The Stanislaus County Community Development Department also provides general foreclosure information on its website, as well as links to resources for foreclosure counseling and prevention.

In addition, the County received federal Neighborhood Stabilization Program (NSP) funds which are being utilized in partnership with the Housing Authority of Stanislaus County to acquire eligible foreclosed residential units. These units are being acquired in specific unincorporated areas of Stanislaus County for first time home buyers and rent-to-own program participants. These units can be purchased by first time home buyers upon qualification of Stanislaus County's Down Payment Assistance (DPA) Program (provided with other federal and local funding sources). In addition to NSP, the programs contained in this Housing Element specify that the County will continue its ongoing down payment assistance programs to help targeted households afford homes that they would not otherwise be unable to through conventional financing.

The current economic crisis has all but halted the construction of new housing in Stanislaus County, as well as throughout the State. In the County, this is most evident in the Salida area, where implementation of the Salida Community Plan, with a residential buildout of 5,000 units at varying densities, had been moving forward with great interest, and options secured by developers for nearly the entirety of the plan area. It is fully anticipated, however, that as the economy and the ability to secure financing improves, housing construction will resume in Salida and Stanislaus County in general.

Immigration

Many of the County's new immigrants, who have accounted for much of the population growth, face numerous challenges such as having lower-paying jobs, larger families with young children, limited English proficiency, and limited education. This can result in housing cost burdens and difficulty in finding affordable housing, especially in the area of rental units designed for large families. A program within this Housing Element targets the need to direct additional resources for the construction of single and multiple family units to address the requirements of larger families.

Regional Solutions

The ability of the County to respond to the challenges posed by the current housing crisis combined with the County's rise in minority population will take a broader scope and county-wide cooperative approach, such as through the CDBG and HOME Consortia. One solution that the Consortium has discussed is to designate a larger proportion of consortium funding to one of the members in a given year to assist with a viable targeted-income or special needs project, rather than distribute it in smaller amounts to each member, resulting in less effective results. For example, the City of Patterson could be allocated a larger share of the funds in a year that it projects that the second phase of their new senior project could be built. In subsequent years, funding could be allocated to another member that has a viable project which addresses a housing need for a targeted population.

It will be incumbent upon the County and the five Consortium cities (Ceres, Newman, Oakdale, Patterson, and Waterford), to coordinate and integrate with outside entities such as private developers, nonprofit organizations, mortgage lenders and the State in order to utilize all available programs and resources. In this way, housing needs can be addressed in a way that can have more effective results than if each entity operated independently.

Section VII - PROGRAMS

HOUSING GOALS, POLICIES AND PROGRAMS

INTRODUCTION

Analysis of housing supply data, housing characteristics, special needs and related economic demographic factors identifies the numerous housing challenges in Stanislaus County, particularly for very low-, low- and moderate-income households. This section describes the actions that will be undertaken by the County to supplement or complement present endeavors to meet housing needs. Meeting the challenge, particularly in the current economy, will require action by both the private and public sectors.

The housing delivery system is essentially a private system involving the production, exchange and management of the housing supply. The resolution of certain housing issues is, therefore, critically dependent upon the decisions and actions of private developers, lenders, investors, citizens, community groups and other actors in the private sector.

Local government also plays an important role, continuously influencing the housing delivery system by its decisions regarding land use and transportation planning, zoning, building codes and various other standards and regulations. Similarly, federal and state governmental actions regarding property and income taxation, housing subsidy programs, and monetary and fiscal policies have impacts on the development of housing.

Because the housing delivery system responds to so many diverse influences, coordination between private and public sectors is essential in effectively addressing the County's housing needs.

The goals, objectives, policies and programs set forth below serve as guidelines for County actions and decisions in housing-related matters. Consistent with state and national housing objectives, the goals and policies reflect a commitment to provide a decent home and suitable living environment for individuals and families.

Together the goals, objectives, policies and programs comprise an action plan for housing in Stanislaus County through June 30, 2014. The plan has five goals, each with its own separate areas of emphasis and corresponding policies.

Programs are specific actions or procedures designed to implement or carry out policies. Many of the programs are interrelated and applicable to more than one goal or policy. For example, housing programs designed to assist the elderly or other special needs households also assist low-income individuals. Similarly, policies designed to provide adequate sites for development also can be viewed as a removal of governmental constraints.

The programs are represented under the appropriate goal. Local, state, federal and private agencies responsible for assisting with the implementation of the programs are provided with the description.

It is difficult to predict whether funding will be available for any program, especially in the current economy. In all cases, the County's commitment to the actions, time frames and budget sources specified for each program is subject to Federal, State and County budget constraints. In any event, the potential funding sources for programs have been identified.

Assumptions: Various assumptions are inherent in the plan. These assumptions reflect basic values concerning the housing delivery system in Stanislaus County:

- The private sector is the major provider of housing.
- One of the County's roles is to encourage and support private, non-profit housing efforts to serve all residents.
- The County does not have sufficient financial resources or power to solve the housing challenge. Basic solutions depend on federal and state housing and economic policy decisions that influence housing production.
- Expansion of housing opportunities is closely tied to the development of employment opportunities and maintenance of income levels for all segments of the population.
- The County helps meet housing needs by using Community Development Block Grant (CDBG) funds, Home Investment in Affordable Housing Program (HOME), Redevelopment set-aside monies, the expediting of the development review process, and effectively implementing State Housing Requirements.

The County will use the Stanislaus Council of Government (StanCOG) Regional Housing Needs Assessment for the period January 1, 2007 through June 30, 2014 as a base for implementation of its housing programs. Accordingly, the chart below quantifies the housing obligation for each income category and provides a cross reference to each building activity. The 2000 Census data has been used to its extent of availability. Other data was collected to augment and provide up-to-date information.

Table VII-1
QUANTIFIED OBJECTIVES

Income Group	Construct	Rehab	Conserve
Extremely Low	649	18	13
Very Low	649	17	12
Low	910	25	15
Moderate	1,073	0	0
Above Moderate	2,278	0	0
TOTAL	5,568	60	40

The goals, policies and programs found within this Housing Element are intended to address the following areas:

1. Identify adequate sites to accommodate Stanislaus County's share of the regional housing needs at all income levels.
2. Assist in the development of adequate housing to meet the needs of Stanislaus County residents at all income levels.
3. Identify, and remove where possible, governmental constraints to the maintenance, improvement, and development of housing for Stanislaus County residents at all income levels and special needs requirements.
4. Conserve and improve the condition of the existing affordable housing stock.
5. Promotion of equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

GOAL ONE

ENCOURAGE THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING, INCLUDING UNITS FOR RENT AND FOR OWNERSHIP FOR RESIDENTS OF ALL INCOME GROUPS, INCLUDING EXTREMELY-LOW, VERY LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS.

POLICIES

- 1A The County shall seek and use federal, state, and local funds to provide and subsidize affordable housing.
- 1B The County shall encourage public/private sector partnerships, networking opportunities, and cooperation in developing and implementing solutions to affordable housing problems.
- 1C The County shall provide incentives to developers to build a range of housing that is affordable to County residents, including extremely-low, very low-, low- and moderate income households.
- 1D The County shall encourage energy conservation in existing homes and new housing developments.

PROGRAMS

1-1 - FIRST TIME HOMEBUYER

Continue to utilize programs through the Stanislaus County Redevelopment Agency, CDBG Consortium, and the HOME Consortium for First Time Homebuyer Programs.

Responsible Agencies: Redevelopment Agency

Home Investment Partnership Program (HOME)

Community Development Block Grant (CDBG) Program

Planning and Community Development Department

Funding: \$3,500,000

Time Frame: 2009-14

Objective: 50 VLI, LI and MI Households

1-2 - INTERAGENCY COORDINATION AND SUPPORT

Continue to work in collaboration with Federal, State and local governmental agencies, as well as private, nonprofit organizations and other community groups in coordinating local and regional housing programs in order to maximize funding opportunities and reach common housing goals and needs for targeted income groups throughout unincorporated Stanislaus County.

Responsible Agencies: Planning and Community Development Department

Housing Authority

Public Facilities Fees Committee

Public and Private Housing Service Agencies

Funding: Agency Budgets

Time Frame: Ongoing

Objective: N/A

1-3 - HOMEBUYER COUNSELING

Continue to participate with agencies that provide First Time Homebuyer training.

Responsible Agencies: Planning and Community Development Department
Redevelopment Agency

Qualified First Time Homebuyer Training agencies

Funding: Qualified agencies budgets

Time Frame: 2009-2014

Objective: Provide instruction to 70 new VLI, LI and MI homeowners

1-4 - HOUSING AND SUPPORT SERVICES COLLABORATIVE

The County will continue to participate in a local community housing collaborative that was formed to include low-income housing producers and advocates, social service providers, representatives of public agencies and other interested organizations. This collaborative meets monthly to generate input and promote solutions to housing and service issues on a community-wide basis. The function of the collaborative is to consolidate and coordinate local housing efforts.

Responsible Agencies: Stanislaus County

Stanislaus County Housing Authority

Collaborative membership

Funding: Department Budget

Time Frame: Ongoing

Objective: N/A

1-5 - DENSITY BONUS ORDINANCE

Continue to promote the State Density Bonus law, which offers developers the incentive of increased density and flexibility in development standards in exchange for the construction of affordable housing.

Responsible Agencies:

Planning and Community Development Department

Funding: Department Budget

Time Frame: 2009-2014

Objective: 10 LI and MI units

1-6 - BUILDING CODE ENFORCEMENT

Continue to enforce federal and state laws such as the Housing Code, Chapter 16.16, and the Dangerous Building Code, Chapter 16.24 that provides minimum health and safety standards in housing or other buildings.

Responsible Agencies:

Planning and Community Development Department

Public Works Department, Development Services Division

Department of Environmental Resources

Funding: Department Budgets

Various Funding Allocations

Time Frame: Ongoing

Objective: N/A

1-7 - PUBLIC FACILITIES FEES

The County will continue to annually review the level of fees charged to ensure that they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs.

Responsible Agencies: Chief Executive Office

Board of Supervisors

Public Facilities Fees Committee

Funding: Department Budgets

Time Frame: 2009-2014

Objective: Defer fees for 30 ELI, VLI and LI units.

1-8 - BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY CONSERVATION

Continue to promote the reduction of energy usage and costs through building and design practices that exceed Title 24 standards, and encourage conservation of energy resources and utilization of alternative energy resources. Emphasize the incorporation of active and passive energy conservation features such as energy efficient appliances; heating/cooling systems; windows, doors and skylights; building materials; building/window orientation; and use of landscape materials in new and rehabilitated County-assisted affordable housing. Implement energy conservation practices and public education by utilizing program funding to incorporate energy efficient features in assisted dwelling units, and through partnerships with other agencies and energy providers who disburse information and/or offer programs and incentives to increase public awareness and utilization of energy conservation practices.

Responsible Agencies:

Planning and Community Development Department

Planning and Community Development Department, Building Permits Division

Pacific Gas and Electric, Modesto Irrigation District, Turlock

Irrigation District, Community Development Division

Funding: Department Budget, CDBG

Time Frame: Ongoing

Objective: N/A

1-9 - SENIOR HOUSING

The Stanislaus County Redevelopment Agency and Planning and Community Development Department receive funding that can be used for a variety of affordable housing projects, including senior housing. The County, especially as a member of the HOME consortium, will support countywide efforts to increase the inventory of affordable housing for seniors.

Responsible Agencies:

Redevelopment Agency

Planning and Community Development Department

Funding: CDBG, HOME, RDA

Time Frame: 2007-2014

Objective: 24 ELI, VLI and LI Senior Households

1-10 – AFFORDABLE HOUSING DEVELOPMENT WITHIN THE SALIDA COMMUNITY PLAN

Due to the large volume of land designated Medium and Medium High Density Residential within the Salida Community Plan area and its potential to greatly increase the supply of housing affordable to extremely low, very low, and low-income households, the County will initiate contact and continue to partner with affordable housing developers to maximize the potential of the affordability of homes constructed there. The County will encourage and assist developers to utilize any and all available design techniques and funding sources, including, but not limited to the maximization of density, logical and efficient subdivision of the parcels that make up this district, predevelopment review and permit streamlining, and utilization of Federal, State and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, redevelopment, etc.

Responsible Agencies: Planning and Community Development Department

Funding: Department Budget

Timeframe: Make initial contact with affordable housing developers by early 2012, and annually thereafter.

Objective: Maximize affordable housing potential in the Medium (1,306 units) and Medium High Density Residential (940 units) designations within the Salida Community Plan area

GOAL TWO

MAXIMIZE HOUSING CHOICES AND OPPORTUNITIES THROUGHOUT STANISLAUS COUNTY

POLICIES

- 2A The County shall promote adequate opportunities for decent, safe, and affordable housing for the elderly, handicapped, families with female-headed households, large families, farmworkers, the homeless, and other residents with special needs.
- 2B The County shall promote adequate housing opportunities for all residents regardless of age, race, sex, marital status, ethnic background, source of income or other arbitrary factors.

PROGRAMS

2-1 - RESIDENTIAL ACCESSIBILITY

Continue to promote accessibility for the disabled and handicapped by reviewing plans for apartment complexes for compliance with state and federal regulations.

Responsible Agencies:

Planning and Community Development Department, Building Permits Division
and Disability Resource Agency for Independent Living

Funding: Department Budgets

Time Frame: Ongoing

Objective: N/A

2-2 - FAIR HOUSING

Continue to maintain services to respond to issues arising out of housing complaints, disseminate the County's fair housing policies and issue press releases to local media in both Spanish and English when appropriate.

Responsible Agencies: Planning and Community Development Department or qualified service provider such as Project Sentinel.

Funding: \$280,000 CDBG, RDA

Time Frame: Ongoing

Objective: N/A

2-3 - FUNDING AND TECHNICAL ASSISTANCE FOR SPECIAL NEEDS HOUSING

Continue to seek and use all available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to special needs groups. Sources of funding and housing assistance include, but are not limited to, programs operated by the USDA - Farm Services Agency, Community Development Block Grant (CDBG), the Home Investment Partnership Program (HOME), the Stanislaus County Housing Authority, Stanislaus County Affordable Housing Corporation (STANCO) and Self-Help Enterprises.

Responsible Agencies: Planning and Community Development Department

Stanislaus County Housing Authority

Funding: USDA, RDA, CDBG, HOME, STANCO, HUD, Applications

Time Frame: Ongoing

Objective: 50 VLI and LI units

2-4 - FEDERAL AND STATE HOUSING LAW

Continue to enforce the federal and state laws that prohibit discrimination in housing. They are: Federal Fair Housing Amendment Act of 1988; Title VIII of the 1968 Civil Rights Act; State Fair Housing Act (Government Code, Section 12955); and, Unruh Act (Civil Code, Section 50)

Responsible Agencies: Planning and Community Development Department

Stanislaus County Housing Authority

Funding: Department Budget

Time Frame: Ongoing

Objective: N/A

2-5 - INFORMATION AND REFERRAL

Continue to provide housing information and referral services to very low-, low- and moderate-income persons and special needs groups on an as-needed basis. Individuals seeking housing advice, counseling and other types of assistance will be referred to public agencies, community-based organizations and other service providers of the requested service or assistance.

Responsible Agencies: Department of Social Services

Stanislaus County Housing Authority

Central Valley Information and Referral (United Way)

Planning and Community Development Department

Veteran's Affairs/Area Agency on Aging

Funding: Agency's budgets

Time Frame: Ongoing

Objective: N/A

2-6 – FARM WORKER HOUSING IN AGRICULTURAL AND OTHER ZONES

Continue to allow farm-employee housing in agricultural zones, as well as in any other zones that permit agricultural uses. Housing for year-round, full-time farm employees is permissible in addition to the number of dwellings normally allowed by the density standard. Per Health and Safety Code Section 17021.6, no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. In addition, in accordance with Health and Safety Code Section 17021.5, any employee housing providing accommodations for six or fewer employees is deemed a single-family structure with a residential land use designation, and cannot be defined as a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

Responsible Agencies: Planning and Community Development Department

Funding: Department Budget

Time Frame: 2009-2014

Objective: Issue 50 permits for VLI units

2-7 - STATE AND FEDERAL HOUSING PROGRAMS FOR FARM WORKERS

Continue to assist the Stanislaus County Housing Authority in its administration of state and federal housing programs for farm worker housing, and support their funding applications for farmworker housing, such as the Joe Serna Grant.

Responsible Agencies: Planning and Community Development Department

Redevelopment Agency

Stanislaus County Housing Authority

Time Frame: **Annual**

Objective: Rehabilitate or construct 30 VLI units.

2-8- SECOND UNITS

Continue to provide additional affordable housing opportunities by allowing the construction of second units in single-family residential areas, subject to the issuance of a building permit. The County will also consider reduced development fees for second units up to a certain square footage to help maintain their affordability. Second units provide affordable housing for family members, senior citizens, handicapped persons and renters.

Responsible Agencies: Planning and Community Development Department

Funding: Application fees

Time Frame: 2012

Objective: 40 VLI units

2-9 – UNIVERSAL DESIGN

The County will consider an amendment to the local building codes to include universal design elements that address limited lifting or flexibility, limited mobility and limited vision.

Responsible Agency: Planning and Community Development Department

Funding: Department Budget

Time Frame: 2010-2014

Objective: NA

2-10 – OVERCROWDING

The County will promote the construction of and seek financial sources for single and multiple family units with 3-4 bedrooms to alleviate overcrowding, including room additions within the County's housing rehabilitation programs.

Responsible Agencies: Planning and Community Development Department
Redevelopment Agency

Funding: HOME, CDBG, RDA, other funding sources and partnerships

Time Frame: 2010-2014

Objective: 15 LI and VLI units

GOAL THREE

CONSERVE AND IMPROVE STANISLAUS COUNTY'S EXISTING HOUSING STOCK

POLICIES

- 3A The County shall assist unincorporated communities in maintaining and rehabilitating the existing housing stock as decent, safe, sanitary and affordable housing.
- 3B The County shall provide assistance to improve community surroundings and infrastructure in residential areas.
- 3C The County shall encourage and facilitate housing, economic development, and revitalization in unincorporated communities.

PROGRAMS

3-1 - HOUSING PROGRAMS

The Stanislaus County Redevelopment Agency, the Community Development Block Grant Program and the HOME Consortium will continue to support funding allocations to be used for a variety of housing programs that include rehabilitation, construction, land acquisition and purchase assistance.

Responsible Agencies: Redevelopment Agency
Planning and Community Development Department

Funding: \$1,000,000+

Time Frame: 2009-2014

Objective: 100 VLI, LI and MI households

3-2 - MINOR HOME REPAIR

Continue to issue housing repair grants to income-eligible households administered by the Stanislaus County Housing Authority utilizing CDBG Program Income and redevelopment funds. The program is designed to respond to emergencies such as leaking roofs, fire damage, handicap retrofits and other systems that are health and safety related.

Responsible Agencies: Planning and Community Development Department
Housing Authority

Funding: \$200,000 CDBG Program Income and Redevelopment

Time Frame: 2009-2014

Objective: 30 VLI and LI Households

3-3 - MUNICIPAL UTILITIES

The County will continue to construct or rehabilitate municipal utility services (e.g. water, sewer, storm drain) in lower income unincorporated neighborhoods in cooperation with incorporated cities. Priority projects during the timeframe of this Housing Element include the Empire infrastructure project and the Airport Neighborhood Revitalization Plan.

Responsible Agencies: Redevelopment Agency

Public Works Department

Funding: \$3,745,000+ (depending on tax increment) CDBG, RDA, SCRC

Time Frame: 2009-2014

Objective: 750 VLI, LI and MI households

GOAL FOUR

DESIGNATE SUFFICIENT SITES FOR ALL TYPES OF RESIDENTIAL DEVELOPMENT REQUIRED TO MEET PROJECTED HOUSING NEEDS

POLICIES

- 4A The County shall identify unincorporated areas with adequate infrastructure and limited environmental concerns that are most suited for housing, especially lower cost and higher density housing.
- 4B The County shall establish and maintain an inventory of buildable lots with limited environmental constraints, current and planned infrastructure and appropriate zoning for the provision of sufficient housing sites.
- 4C The County shall identify specific methods and provide assistance to improve infrastructure in residential areas.
- 4D The County shall designate a zone or zones where emergency shelters will be allowed as a permitted use to accommodate identified needs.
- 4E The County shall identify zones that will allow the development of transitional and supportive housing.

PROGRAMS

4-1 - GENERAL PLAN REVIEW

Review the General Plan, community plans, and zoning designations on an annual basis in a continuing effort to ensure that an adequate supply of land is available to meet local and regional housing goals for all types of housing. If the Housing Element requires an amendment, County will ensure the maintenance, continuity and internal consistency with other general plan elements.

Responsible Agencies: Planning and Community Development Department

General Plan Update Committee

Funding: Department Budget

Time Frame: Annually

Objective: N/A

4-2 – VACANT AND UNDERUTILIZED SITE DEVELOPMENT

In order to encourage the development of vacant and underutilized sites, the County will streamline the approval process. In addition, the County will create and maintain an inventory of potential residential infill sites, both vacant and underutilized. This information will be available to the public through the Planning and Community Development Department.

Responsible Agencies: Planning and Community Development Department

Funding: Department Budget

Time Frame: Annually

Objective: N/A

4-3 - LAND USE ELEMENT REVIEW FOR AREAS SUBJECT TO FLOODING

Review the Land Use Element of the General Plan on an annual basis for any changes to areas identified by the Federal Management Agency (FEMA) or State Department of Resources (DWR) as subject to flooding to assist in the identification of an adequate number of sites to meet the regional housing need in future Housing Element updates, and to insure consistency with all other elements of the General Plan.

Responsible Agencies: Planning and Community Development Department

Funding: Department Budget

Time Frame: Annually

Objective: N/A

4-4 - IN-FILL DEVELOPMENT

Continue to participate with agencies such as Habitat for Humanity and the Housing Authority to locate new affordable housing in areas with existing public facilities and services.

Responsible Agencies: Planning and Community Development Department

Board of Supervisors

Funding: \$525,000 CDBG, RDA

Time Frame: 2009 - 2014

Objective: Purchase 15 residential lots to construct housing for VLI and LI households.

4-5 - ESTABLISH MINIMUM RESIDENTIAL DENSITIES

Establish minimum residential densities in all residential zoning districts to encourage the construction of a broad range of densities in order to promote a variety of housing types. The High Density Residential District currently has a density range between 0 and 25 units per acre. A minimum density could be established at 16 units per acre, for example, to insure that land in this district will be developed at its intended higher density range.

Responsible Agency: Planning and Community Development Department

Funding: Department Budget

Time Frame: 2011

Objective: To realize the residential development of parcels to their designated densities.

4-6 - MIXED USE DEVELOPMENT

There may be opportunities in established Central Business Districts to reorient business-only structures to contain both residential and non-residential uses. This program will identify such potential properties and encourage proprietors to consider mixed-use. Development standards for such development could include:

- Shared parking requirements between the commercial and residential use

- Lot coverage could be to the greatest extent possible without impacting parking requirements of the commercial use
- Deferral of fees
- County participation on developing off-site improvements
- Height limits could be equal to the limit set forth in the commercial designation
- Shared parking with adjacent development
- Reduced setbacks

Responsible Agency: Planning and Community Development Department

Redevelopment Agency

Funding: Department Budget

Time Frame: Identify properties and encourage property owners on an ongoing basis to consider mixed-use development by 2011.

Objective: To realize different means to achieve additional, affordable housing opportunities.

4-7 – EMERGENCY SHELTERS

This program will amend the Zoning Ordinance to define emergency shelters and designate a zone or zones where at least one year-round emergency shelter will be allowed without a conditional use permit (i.e. M-Industrial). The County will subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.

Responsible Agency: Planning and Community Development Department

Funding: Department Budget

Time Frame: Within 1 year of the adoption of the Housing Element.

Objective: Designate a zone or zones where emergency shelters are allowed by right to meet the identified needs.

4-8 – TRANSITIONAL AND SUPPORTIVE HOUSING

This program will amend the Zoning Ordinance in accordance with SB2, by defining transitional and supportive housing, and noting that these types of housing shall be treated as residential uses in all residential zones, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Responsible Agency: Planning and Community Development Department

Funding: Department Budget

Time Frame: Within 1 year of the adoption of the Housing Element.

Objective: Amend the Zoning Ordinance in accordance with SB2

4-9 – EXTREMELY-LOW INCOME HOUSING

This program will seek to encourage, expand and assist the types of housing that meet the needs of extremely-low income households and individuals, such as supportive housing, multi-family housing, single room occupancy (SRO), as well as supportive programs. Funding assistance and/or financial incentives and concessions will be added and/or revised to include extremely-low income households as appropriate.

Responsible Agency: Planning and Community Development Department, Redevelopment Agency

Funding: Department and Agency Budgets

Time Frame: Within 1 year of the adoption of the Housing Element

Objective: Review the Zoning Ordinance and amend as necessary to preserve and promote a variety of housing types for extremely-low income households and individuals.

4-10 – AREAS WITH NEW INFRASTRUCTURE CAPACITY

This program will encourage the construction of affordable housing in lower-income unincorporated areas with newly-completed infrastructure improvements (i.e. water and sewer). Property owners in these areas will be notified of any increased development potential (including, but not limited to second units), and incentives such as fee deferrals and permit streamlining will be offered.

Responsible Agency: Planning and Community Development Department, Redevelopment Agency

Funding: Department and Agency Budgets

Time Frame: Upon completion of infrastructure improvements in lower-income unincorporated areas where development potential is increased.

Objective: Increase affordable housing opportunities in lower income neighborhoods.

GOAL FIVE

MINIMIZE GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING IN STANISLAUS COUNTY

POLICIES

5A The County shall ensure that its standards, ordinances and application processing procedures serve to expand housing opportunities for County residents.

5B The County shall remove governmental regulations that unnecessarily increase the costs of housing in Stanislaus County.

PROGRAMS

5-1 - REVIEW REGULATIONS

Review existing fees, standards, ordinances and procedures on an annual basis in a continuing effort to identify barriers to affordable housing and determine methods for reducing housing costs.

Responsible Agencies: Planning and Community Development Department

Chief Executive Office

Funding: Department Budgets

Time Frame: Annually

Objective: N/A

5-2 - PLANNED DEVELOPMENT

Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.

Responsible Agencies: Planning and Community Development Department

Funding: Applications

Time Frame: Ongoing

Objective: N/A

5-3 - ONE-STOP PERMITS

Continue the efficiencies of "one-stop permit review."

Responsible Agencies: Planning and Community Development Department
Planning and Community Development Department, Building Permits Division

Funding: Department Budget

Application Fees

Time Frame: Ongoing

Objective: N/A

5-4 - BUILDING CODE REVIEW

Review and amend ordinances to reflect changes in mandated laws and emergency federal, state and local trends.

Responsible Agencies: Planning and Community Development Department

Planning and Community Development Department, Building Permits Division

Funding: Department Budget

Time Frame: Ongoing

Objective: N/A

5-5 - DUPLEXES

Continue to allow the development of duplexes on corner lots in single-family residential zones.

Responsible Agencies: Planning and Community Development Department

Funding: Application Fees

Time Frame: 2007-2014

Objective: Ten (10) duplex units for VLI and LI tenant households.

5-6 - MOBILE HOMES

Continue to allow mobile homes or manufactured housing on lots zoned for single family residences.

Responsible Agencies: Planning and Community Development Department

Funding: Application Fees

Time Frame: 2007-2014

Objective: 50 VLI and LI units

5-7 - REASONABLE ACCOMMODATION

Develop an ordinance that outlines a reasonable accommodation process to respond to requests for exceptions to zoning and land-use regulations and procedures which are necessary to make housing available to an individual with a disability protected under fair housing laws, including, but not limited to permit applications and access to affordable housing programs.

Responsible Agency: Planning and Community Development Department

Funding: Department budget

Time Frame: 2011-2012 (longer timeframe may be required with unforeseen staffing constraints)

Objective: Develop a reasonable accommodation ordinance in accordance with SB 520 – Persons with Disabilities

5-8 – ENCOURAGING DEVELOPMENT ON NON MEASURE E PARCELS

Establish incentives for non-Measure E parcels to encourage and stimulate their development in the event periodic review reveals that Measure E constrains the ability for Stanislaus County to meet its housing supply needs. Examples of incentives that could be considered include fee deferrals, expedited permit processing, and modification of development standards in areas targeted for growth.

Responsible Agencies: Planning and Community Development Department

Funding: Department Budget

Time Frame: Establish incentives within one year of certification of Housing Element. Thereafter, monitor and evaluate the impacts of Measure E annually, as part of the Housing Element Annual Report required by April 1 of each year by Government Code Section 65400. The evaluation will consider (a) documenting contacts made to Stanislaus County staff regarding specific Measure E properties; and (b) input from developers regarding housing costs and incentives needed to develop Measure E properties; and (c) development interest (including project size) on non-Measure E properties, including current development trends.

Objective: Propose and establish appropriate responses within 6 months of the adoption of the Housing Element to address any resulting effect of Measure E on the cost of timing and development, and the ability to meet regional housing needs.

5-9 – MEASURE E REVIEW

Include in future Housing Elements a review and determination whether Measure E constrains the ability to meet the projected housing supply needs for Stanislaus County, and provide mitigation as warranted.

Responsible Agency: Planning and Community Development Department

Funding: Department budget

Time Frame: Include as part of the review undertaken for future Housing Elements

Objective: Mitigate any impacts that Measure E may have on the housing supply needs of Stanislaus County in the future.

Section VIII - OTHER REQUIREMENTS

Redevelopment Agency's Low and Moderate Housing Income Fund

The purpose of redevelopment is to address and alleviate blighting conditions within adopted project areas. Blight can include, but is not limited to, the lack of public infrastructure, community facilities, deteriorating private and public buildings, declining economic development activity, and the deterioration of, or the lack of affordable housing. The Stanislaus County Redevelopment Agency was formed in 1991. The Redevelopment Project Area consists of 16 separate sub-areas dispersed throughout the unincorporated areas of the County.

An Implementation Plan is the guide by which the agency performs programs and projects that facilitate the elimination of blight from the project area, and is updated every five years. The Implementation Plan includes those programs and projects that represent the higher priority. As resources are identified and available, the priorities are implemented. A redevelopment agency is funded primarily with property tax increment generated within the project area. This source can then be leveraged or committed to other funding agencies and sources for additional dollars. For example, in the past, the Stanislaus County Redevelopment Agency has leveraged its funds with Community Development Block Grant, HOME, Habitat for Humanity, Stanislaus County Affordable Housing Corporation, Stanislaus County Housing Authority, and Joe Serna Farmworker Housing grants

In accordance with State law, Redevelopment Agencies are required to set aside a minimum of 20 percent of all tax increment generated from its redevelopment project areas to fund projects that increase, improve, or preserve the supply of affordable housing. The Stanislaus County Redevelopment Agency has committed 25% of its tax increment for that purpose. Over the next five years, it is conservatively projected that the Agency will have a net tax increment value of \$9,741,175 deposited in its Housing Set-Aside fund. The 2010-2014 Implementation Plan is anticipated to be adopted in March 2010, therefore the allocation of funds was not adopted at the time the draft Housing Element was completed. Housing related activities in the Redevelopment Agency's 09-10 budget include housing rehabilitation programs (\$250,000), first-time homebuyer programs (\$300,000), land acquisition programs (\$66,384), emergency sewer connections for failing septic systems (\$45,000), and six neighborhood cleanups (\$45,000). In addition, other anticipated projects to be carried out by the Redevelopment Agency in the next implementation plan cycle include community infrastructure projects that are carryovers from the current cycle, including Keyes, Empire and the Airport Neighborhood. As mentioned above, these projects are often leveraged with other funding sources in order to maximize the scope of the project and number of households served. As required by State Law, the Stanislaus County Redevelopment Agency will spend housing funds in proportion to the community's identified needs.

Analysis of Consistency with General Plan

The Housing Element of the General Plan is one component of the Stanislaus County's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The Housing Element is most closely tied to the Land Use Element. The Land Use Element sets the framework for development of housing by laying out the land designations for residential development and indicating the type and density permitted by the County. Working within this framework, the Housing Element identifies priority goals, objectives and program actions for the next five years that directly address the needs of the County's existing and future residents. Other elements of the General Plan are also related to and integrated with housing goals and policies, and quality of life for residents, such as in the Agricultural, Circulation, Conservation / Open Space, Noise and Safety Elements. The Housing Element has been reviewed for consistency with all of the County's other General Plan Elements, and the policies and programs in this Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

Priority for Water and Sewer

SB 1087, which became effective on January 1, 2006, requires that local governments provide a copy of the adopted Housing Element to water and sewer providers, who in turn are required to grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. The intent of this legislation was to improve the facilitation of housing development for lower-income families and workers. In compliance with this legislation, this Housing Element, as well as future updates or amendments, will be forwarded to water and sewer service providers within one month of adoption.

Flood Hazard and Flood Management

Government Code Section 65302 (AB 162) requires cities and counties to amend the Safety and Conservation Elements of their General Plan to include analysis and policies regarding flood hazard and flood management information. It also requires annual review of the Land Use Element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Management Agency (FEMA) or State Department of Water Resources (DWR). Any amendments to the Safety, Conservation and Land Use Elements in compliance with GS 65302, will in turn require a review of the Housing Element for internal consistency. The purpose of this review is to determine whether sites identified as suitable for residential development in the Housing Element are subsequently identified as inappropriate based on changes to their flood identification status, necessitating the need to identify additional appropriate sites to meet the regional housing need. In order to address the requirements of this legislation, a new program in this Housing Element (4-2) requires that the Land Use Element be reviewed on an annual basis for any changes to areas subject to flooding as identified by FEMA or DWR, to assist in the update of future Housing Elements to identify an adequate number of sites to meet the regional housing need.

Section IX - DEFINITIONS

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate-income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State sponsored housing programs and for reviewing Housing Elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Emergency Shelter: Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single Family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time homebuyer programs which differ from nonfederal funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a FAR of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design, Agriculture and similar local concerns.

Group Quarters: A facility which houses unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

HCD: The State Department of Housing and Community Development

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters. Pursuant to HUD, households are defined as follows: small-- two to four non-elderly persons; large- with 5 or more members; or senior – over age 62.

Household Income: The total income of all the persons living in a household. A household income is often described as very low, low, moderate, and upper incomes based upon household size and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Income Category: Classification of a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: extremely low (0-30% of County median), very low-(0-50% of County median); low (50-80% of County median); moderate-(80-120% of County median); and above moderate-or upper (over 120%).

Manufactured Housing: Housing constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing available on the open market without any subsidy of which the price is determined by the market forces of supply and demand.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities. Jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Redevelopment Agency: California Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20% of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate-income households (Stanislaus County sets aside 25% of tax increment for affordable housing).

Regional Housing Needs Allocation (RHNA): The Regional Housing Needs Allocation (RHNA) is based on projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the StanCOG (Stanislaus Council of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO) units: Small units, generally 250-300 square feet in area that can provide a valuable source of affordable housing for lower-income individuals, seniors, persons with disabilities, and formerly homeless persons.

Special Needs Groups: Segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, special needs groups consist of the elderly, disabled, large families, female-headed households, farm workers, and the homeless. A jurisdiction may also consider additional special needs, such as students, military households, etc.

Stanislaus Council of Governments (StanCOG): The Stanislaus Council of Governments is the regional planning and transportation agency for unincorporated Stanislaus County and the incorporated cities of Ceres, Hughson, Modesto, Newman, Oakdale, Patterson, Riverbank, Turlock, and Waterford. StanCOG is responsible for preparing the Regional Housing Needs Allocation (RHNA).

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant, HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

1. The first part of the report deals with the general situation of the country and the results of the survey. It is divided into two main sections: the first section deals with the general situation of the country and the second section deals with the results of the survey.

2. The second part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

3. The third part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

4. The fourth part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

5. The fifth part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

6. The sixth part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

7. The seventh part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

8. The eighth part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

9. The ninth part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

10. The tenth part of the report deals with the results of the survey. It is divided into two main sections: the first section deals with the results of the survey and the second section deals with the results of the survey.

Appendix 1

VACANT AND UNDERUTILIZED LAND INVENTORY

AIRPORT

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
035-033-003	R-3	25	IT	1.09	0	2 SFR	U	Lack of sewer	
035-038-008	R-3	25	IT	0.37	0	2 SFR	U	Lack of sewer	
035-014-018	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	
035-013-001	R-2	14	IT	0.48	0	Vacant	V	Lack of Sewer	
035-012-025	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	
035-014-005	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	
035-038-005	R-3	25	IT	0.18	0	Vacant	V	Lack of Sewer	
035-014-021	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	
035-015-020	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	
035-015-021	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	
035-013-012	R-2	14	IT	0.32	0	Vacant	V	Lack of Sewer	
035-014-020	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	
035-014-028	R-2	14	IT	0.16	0	Vacant	V	Lack of Sewer	

BRET HARTE

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
056-042-013	R-1	8	LDR	0.22	1	SFR	U		
056-042-022	R-1	8	LDR	0.24	1	SFR	U		
056-015-014	R-1	8	LDR	0.34	1	SFR	U		
056-014-039	R-1	8	LDR	0.28	1	SFR	U		
056-048-001	R-1	8	LDR	0.22	1	SFR	U		
056-011-014	R-1	8	LDR	0.17	1	SFR	U		
056-019-067	R-1	8	LDR	0.33	1	SFR	U		
056-037-073	R-1	8	LDR	0.27	1	SFR	U		
056-024-050	R-1	8	LDR	0.38	1	SFR	U		
056-015-021	R-1	8	LDR	0.57	1	SFR	U		
056-023-016	R-1	8	LDR	0.30	1	SFR	U		
056-046-079	R-1	8	LDR	0.15	1	Vacant	V		
056-033-049	R-1	8	LDR	7.12	36	Vacant	V		
056-035-001	R-1	8	LDR	5.55	28	Vacant	V		
056-047-042	R-1	8	LDR	0.17	1	Vacant	V		
056-014-029	R-1	8	LDR	0.21	1	Vacant	V		

056-034-002	R-1	8	LDR	0.26	1	Vacant	V		
056-036-002	R-1	8	LDR	0.14	1	Vacant	V		
056-022-051	R-1	8	LDR	0.14	1	Vacant	V		
056-037-032	R-1	8	LDR	0.14	1	Vacant	V		
056-011-007	R-1	8	LDR	0.19	1	Vacant	V		
056-020-009	R-1	8	LDR	0.15	1	Vacant	V		
056-032-069	R-1	8	LDR	4.32	22	Vacant	V		
056-011-022	R-1	8	LDR	0.19	1	Vacant	V		
056-040-048	R-1	8	LDR	0.17	1	Vacant	V		
056-043-030	R-1	8	LDR	0.13	1	Vacant	V		
056-013-001	R-1	8	LDR	0.15	1	Vacant	V		
056-034-001	R-1	8	LDR	5.10	26	Vacant	V		
056-036-036	R-1	8	LDR	2.28	11	Vacant	V		
056-040-024	R-1	8	LDR	0.15	1	Vacant	V		
056-011-037	R-1	8	LDR	0.13	1	Vacant	V		
056-045-015	R-1	8	LDR	0.22	1	Vacant	V		
056-018-022	R-1	8	LDR	0.17	1	Vacant	V		
056-014-010	R-1	8	LDR	0.30	2	Vacant	V		
056-024-044	R-1	8	LDR	0.19	1	Vacant	V		
056-022-049	R-1	8	LDR	0.14	1	Vacant	V		

COWAN TRACT

APN	Zone	Max. Density du/ac.	GP Design.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
041-056-011	P-D(3)	1	AG	1.50	0	SFR	U	No Sewer	Measure E Vote
041-056-012	P-D(3)	1	AG	1.51	0	SFR	U	No Sewer	Measure E Vote
041-056-053	P-D(3)	1	AG	0.97	0	SFR	U	No Sewer	Measure E Vote
041-056-055	P-D(3)	1	AG	0.82	0	SFR	U	No Sewer	Measure E Vote
041-056-056	P-D(3)	1	AG	0.87	0	SFR	U	No Sewer	Measure E Vote
041-056-051	P-D(3)	1	AG	0.91	0	SFR	U	No Sewer	Measure E Vote
041-056-057	P-D(3)	1	AG	0.85	0	SFR	U	No Sewer	Measure E Vote
041-056-028	P-D(3)	1	AG	0.85	0	SFR	U	No Sewer	Measure E Vote
041-056-035	P-D(3)	1	AG	0.86	0	SFR	U	No Sewer	Measure E Vote
041-056-027	P-D(3)	1	AG	0.84	0	SFR	U	No Sewer	Measure E Vote
041-056-033	P-D(3)	1	AG	0.86	0	SFR	U	No Sewer	Measure E Vote
041-056-004	P-D(3)	1	AG	0.84	0	SFR	U	No Sewer	Measure E Vote
041-055-047	P-D(3)	1	AG	0.67	0	SFR	U	No Sewer	Measure E Vote
041-055-004	P-D(3)	1	AG	0.86	0	SFR	U	No Sewer	Measure E Vote
041-055-007	P-D(3)	1	AG	0.74	0	SFR	U	No Sewer	Measure E Vote
041-055-012	P-D(3)	1	AG	0.86	0	SFR	U	No Sewer	Measure E Vote

041-055-011	P-D(3)	1	AG	0.86	0	SFR	U	No Sewer	Measure E Vote
041-055-010	P-D(3)	1	AG	0.74	0	SFR	U	No Sewer	Measure E Vote
041-055-018	P-D(3)	1	AG	0.85	0	SFR	U	No Sewer	Measure E Vote
041-055-022	P-D(3)	1	AG	0.85	0	SFR	U	No Sewer	Measure E Vote
041-055-005	P-D(3)	1	AG	0.86	0	SFR	U	No Sewer	Measure E Vote
041-055-017	P-D(3)	1	AG	0.85	0	SFR	U	No Sewer	Measure E Vote
041-056-049	P-D(3)	1	AG	0.87	0	SFR	U	No Sewer	Measure E Vote
041-056-043	P-D(3)	1	AG	0.86	0	SFR	U	No Sewer	Measure E Vote

CROWS LANDING

APN	Zone	Max. Density du/ac.	GP Design.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
027-015-020	A-2-40	2/40 ac.	AG	3.75	0	SFR	U		Measure E Vote
027-015-032	A-2-40	2/40 ac.	AG	0.71	0	SFR	U		Measure E Vote
027-013-010	R-A	8	LDR	0.33	1	Vacant	V	No public sewer	
027-015-004	R-A	8	LDR	0.88	1	Vacant	V	No public sewer	
027-014-011	R-A	8	LDR	0.32	1	Vacant	V	No public sewer	

DEL RIO

APN	Zone	Max. Density du/ac.	GP Design.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
004-059-010	R-A	2	LDR	1.36	1	SFR	U		
004-059-028	R-A	2	LDR	2.33	3	SFR	U		
004-059-055	R-A	2	LDR	2.50	3	SFR	U		
004-078-015	R-A	2	LDR	0.38	1	Vacant	V		
004-093-021	P-D (198)	2	PD	0.47	1	Vacant	V		
004-093-005	P-D (198)	2	PD	0.49	1	Vacant	V		
004-093-011	P-D (198)	2	PD	0.90	2	Vacant	V		
004-093-013	P-D (198)	2	PD	0.49	1	Vacant	V		
004-093-012	P-D (198)	2	PD	1.10	2	Vacant	V		
004-093-018	P-D (198)	2	PD	0.68	1	Vacant	V		
004-086-026	R-A	2	LDR	0.50	1	Vacant	V		
004-092-011	P-D (198)	2	PD	0.77	1	Vacant	V		
004-092-016	P-D (198)	2	PD	0.49	1	Vacant	V		
004-085-020	R-A	2	LDR	0.50	1	Vacant	V		

004-085-024	R-A	2	LDR	0.47	1	Vacant	V		
004-092-008	P-D (198)	2	PD	0.78	1	Vacant	V		
004-007-043	R-A	2	LDR	0.47	1	Vacant	V		
004-059-044	R-A	2	LDR	4.23	5	Vacant	V		
004-089-009	R-A	2	LDR	1.17	1	Vacant	V		
004-089-004	R-A	2	LDR	0.97	1	Vacant	V		
004-088-016	R-A	2	LDR	0.98	1	Vacant	V		
004-088-008	R-A	2	LDR	2.19	1	Vacant	V		
004-088-007	R-A	2	LDR	0.98	2	Vacant	V		
004-100-004	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-089-005	R-A	2	LDR	0.99	1	Vacant	V		
004-100-024	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-100-014	P-D (293)	2	LDR	0.62	1	Vacant	V		
004-101-019	P-D (293)	2	LDR	0.67	1	Vacant	V		
004-100-003	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-101-001	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-002	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-101-003	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-101-004	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-006	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-007	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-005	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-101-009	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-010	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-011	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-012	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-101-014	P-D (293)	2	LDR	0.61	1	Vacant	V		
004-101-017	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-016	P-D (293)	2	LDR	0.51	1	Vacant	V		

004-101-021	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-023	P-D (293)	2	LDR	0.57	1	Vacant	V		
004-101-020	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-101-018	P-D (293)	2	LDR	0.52	1	Vacant	V		
004-100-001	P-D (293)	2	LDR	0.53	1	Vacant	V		
004-100-002	P-D (293)	2	LDR	0.74	1	Vacant	V		
004-100-005	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-100-008	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-100-007	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-100-006	P-D (293)	2	LDR	0.52	1	Vacant	V		
004-100-010	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-100-009	P-D (293)	2	LDR	0.52	1	Vacant	V		
004-100-011	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-100-012	P-D (293)	2	LDR	0.54	1	Vacant	V		
004-100-013	P-D (293)	2	LDR	0.55	1	Vacant	V		
004-100-019	P-D (293)	2	LDR	0.57	1	Vacant	V		
004-100-020	P-D (293)	2	LDR	0.62	1	Vacant	V		
004-100-021	P-D (293)	2	LDR	0.60	1	Vacant	V		
004-100-022	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-100-023	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-100-017	P-D (293)	2	LDR	0.75	1	Vacant	V		
004-100-016	P-D (293)	2	LDR	0.68	1	Vacant	V		
004-100-015	P-D (293)	2	LDR	0.51	1	Vacant	V		
004-100-018	P-D (293)	2	LDR	0.63	1	Vacant	V		

004-101-022	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-013	P-D (293)	2	LDR	0.49	1	Vacant	V		
004-101-008	P-D (293)	2	LDR	0.50	1	Vacant	V		
004-101-015	P-D (293)	2	LDR	0.53	1	Vacant	V		
004-001-057	PD	1	PD	82.5	80	Vacant	V		

DENAIR

APN	Zone	Max. Density du/ac.	GP Design	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
024-064-005	R-3	25	MHD	0.18	1	Vacant	V		
024-017-029	R-A	8	LDR	0.22	1	Vacant	V		
024-017-030	R-A	8	LDR	0.21	1	Vacant	V		
024-017-035	R-A	8	LDR	0.22	1	Vacant	V		
024-017-034	R-A	8	LDR	0.21	1	Vacant	V		
024-017-036	R-A	8	LDR	0.22	1	Vacant	V		
024-059-003	R-2	14	MHD	0.17	2	Vacant	V		
024-059-011	R-2	14	MHD	0.19	2	Vacant	V		
024-060-001	P-D (248)	8	PD	0.17	1	Vacant	V		
024-060-002	P-D (248)	8	PD	0.19	1	Vacant	V		
024-063-044	P-D (249)	8	PD	0.19	1	Vacant	V		
024-035-052	R-A	8	LDR	0.36	1	Vacant	V		
024-063-017	P-D (249)	8	PD	0.21	1	Vacant	V		
024-063-016	P-D (249)	8	PD	0.17	1	Vacant	V		
024-063-019	P-D (249)	8	PD	0.20	1	Vacant	V		
024-063-018	P-D (249)	8	PD	0.20	1	Vacant	V		
024-063-043	P-D (249)	8	PD	0.18	1	Vacant	V		
024-060-013	P-D (248)	8	PD	0.16	1	Vacant	V		
024-035-047	R-A	8	LDR	0.36	1	Vacant	V		
024-035-049	R-A	8	LDR	0.40	1	Vacant	V		
024-035-048	R-A	8	LDR	0.43	1	Vacant	V		
024-035-051	R-A	8	LDR	0.42	1	Vacant	V		
024-035-050	R-A	8	LDR	0.34	1	Vacant	V		

024-016-056	R-A	8	LDR	0.24	1	Vacant	V		
024-063-046	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-048	P-D (249)	8	PD	0.19	1	Vacant	V		
024-060-012	P-D (248)	8	PD	0.16	1	Vacant	V		
024-017-041	R-A	8	LDR	0.18	1	Vacant	V		
024-017-033	R-A	8	LDR	0.19	1	Vacant	V		
024-017-038	R-A	8	LDR	0.22	1	Vacant	V		
024-064-007	R-3	25	MHD	0.25	1	Vacant	V		
024-064-006	R-3	25	MHD	0.14	1	Vacant	V		
024-064-009	R-3	25	MHD	0.25	1	Vacant	V		
024-064-010	R-3	25	MHD	0.15	1	Vacant	V		
024-064-012	R-3	25	MHD	0.17	1	Vacant	V		
024-064-014	R-3	25	MHD	0.17	1	Vacant	V		
024-063-001	P-D (249)	8	PD	0.40	1	Vacant	V		
024-063-003	P-D (249)	8	PD	0.18	1	Vacant	V		
024-063-002	P-D (249)	8	PD	0.40	1	Vacant	V		
024-060-038	P-D (248)	8	PD	0.17	1	Vacant	V		
024-063-041	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-040	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-042	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-021	P-D (249)	8	PD	0.17	1	Vacant	V		
024-063-020	P-D (249)	8	PD	0.21	1	Vacant	V		
024-063-023	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-022	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-027	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-026	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-029	P-D (249)	8	PD	0.21	1	Vacant	V		
024-060-015	P-D (248)	8	PD	0.16	1	Vacant	V		
024-060-014	P-D (248)	8	PD	0.16	1	Vacant	V		

024-063-031	P-D (249)	8	PD	0.20	1	Vacant	V		
024-063-030	P-D (249)	8	PD	0.20	1	Vacant	V		
024-063-033	P-D (249)	8	PD	0.17	1	Vacant	V		
024-063-032	P-D (249)	8	PD	0.21	1	Vacant	V		
024-063-034	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-037	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-036	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-039	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-038	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-005	P-D (249)	8	PD	0.18	1	Vacant	V		
024-063-004	P-D (249)	8	PD	0.16	1	Vacant	V		
024-063-006	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-009	P-D (249)	8	PD	0.23	1	Vacant	V		
024-063-008	P-D (249)	8	PD	0.21	1	Vacant	V		
024-063-011	P-D (249)	8	PD	0.24	1	Vacant	V		
024-063-010	P-D (249)	8	PD	0.24	1	Vacant	V		
024-063-013	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-012	P-D (249)	8	PD	0.24	1	Vacant	V		
024-059-002	R-2	14	MHD	0.18	2	Vacant	V		
024-016-007	R-A	8	LDR	0.76	2	Vacant	V		
024-063-024	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-035	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-007	P-D (249)	8	PD	0.20	1	Vacant	V		
024-059-005	R-2	14	MHD	0.23	3	Vacant	V		
024-064-008	R-3	25	MHD	0.25	1	Vacant	V		
024-063-028	P-D (249)	8	PD	0.17	1	Vacant	V		

024-063-045	P-D (249)	8	PD	0.19	1	Vacant	V		
024-064-003	R-3	25	MHD	0.17	1	Vacant	V		
024-064-011	R-3	25	MHD	0.18	1	Vacant	V		
024-063-014	P-D (249)	8	PD	0.19	1	Vacant	V		
024-059-010	R-2	14	MHD	0.16	1	Vacant	V		
024-063-015	P-D (249)	8	PD	0.19	1	Vacant	V		
024-017-037	R-A	8	LDR	0.22	1	Vacant	V		
024-063-025	P-D (249)	8	PD	0.19	1	Vacant	V		
024-063-047	P-D (249)	8	PD	0.19	1	Vacant	V		
024-021-065	R-A	8	LDR	0.19	1	Vacant	V		
024-021-057	R-A	8	LDR	0.19	1	Vacant	V		
024-021-066	R-A	8	LDR	0.19	1	Vacant	V		
024-020-076	R-A	8	LDR	0.19	1	Vacant	V		
024-020-077	R-A	8	LDR	0.19	1	Vacant	V		
024-020-075	R-A	8	LDR	0.20	1	Vacant	V		
024-021-052	R-A	8	LDR	0.26	1	Vacant	V		
024-021-053	R-A	8	LDR	0.22	1	Vacant	V		
024-021-051	R-A	8	LDR	0.19	1	Vacant	V		
024-021-055	R-A	8	LDR	0.19	1	Vacant	V		
024-021-068	R-A	8	LDR	0.19	1	Vacant	V		
024-021-058	R-A	8	LDR	0.19	1	Vacant	V		
024-021-059	R-A	8	LDR	0.26	1	Vacant	V		
024-021-054	R-A	8	LDR	0.25	1	Vacant	V		
024-021-050	R-A	8	LDR	0.19	1	Vacant	V		
024-021-056	R-A	8	LDR	0.19	1	Vacant	V		
024-021-067	R-A	8	LDR	0.19	1	Vacant	V		
024-024-042	R-A	8	LDR	0.20	1	Vacant	V		
024-024-040	R-A	8	LDR	0.20	1	Vacant	V		
024-025-051	R-A	8	LDR	0.85	1	Vacant	V		
024-016-009	R-A	8	LDR	1.69	1	SFR	U		
024-059-019	R-2	14	MHD	1.04	1	SFR	U		
024-035-012	R-A	8	LDR	2.00	1	SFR	U		
024-050-025	R-A	8	LDR	0.87	1	SFR	U		
024-050-026	R-A	8	LDR	1.54	1	SFR	U		
024-050-016	R-A	8	LDR	4.03	1	SFR	U		
024-015-029	R-A	8	LDR	0.83	1	SFR	U		
024-015-028	R-A	8	LDR	1.76	1	SFR	U		
024-017-003	R-A	8	LDR	2.02	1	SFR	U		
024-016-058	R-A	8	LDR	1.26	1	SFR	U		
024-015-026	R-2	14	MDR	0.99	4	SFR	U		

024-015-024	R-2	14	MDR	0.67	4	SFR	U		
024-016-004	R-A	8	LDR	2.96	1	SFR	U		
024-012-005	R-A	8	LDR	4.95	1	SFR	U		
024-012-004	R-A	8	LDR	4.52	1	SFR	U		
024-032-019	R-A	8	LDR	1.10	1	SFR	U		
024-032-023	R-A	8	LDR	12.30	1	SFR	U		
024-015-017	R-A	8	LDR	0.51	1	SFR	U		
024-053-048	R-A	8	LDR	0.76	1	SFR	U		
024-055-060	R-A	8	LDR	4.87	1	SFR	U		
024-015-003	R-2	14	MHD	0.68	1	SFR	U		
024-015-010	R-A	8	LDR	1.67	1	SFR	U		
024-017-020	R-A	8	LDR	5.40	1	SFR	U		
024-024-037	R-A	8	LDR	1.32	1	SFR	U		
024-024-016	R-A	8	LDR	2.07	1	SFR	U		
024-053-041	R-A	8	LDR	3.63	1	SFR	U		
024-053-038	R-A	8	LDR	0.93	1	SFR	U		
024-025-004	R-A	8	LDR	1.80	1	SFR	U		
024-025-013	R-A	8	LDR	2.45	1	SFR	U		

DIABLO GRANDE

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
025-044-029	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-044-032	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-044-033	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-044-035	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-044-040	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-044-022	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-044-030	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-044-041	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-044-036	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-044-025	SP-1	7.4	SP-1	0.20	1	Vacant	V		
025-044-019	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-045-004	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-045-002	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-023-005	SP-1	.2	SP-1	3.69	1	Vacant	V		
025-023-003	SP-1	.2	SP-1	3.46	1	Vacant	V		
025-023-010	SP-1	.2	SP-1	6.72	1	Vacant	V		
025-044-024	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-044-018	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-045-033	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-045-034	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-045-035	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-045-003	SP-1	7.4	SP-1	0.14	1	Vacant	V		

025-045-001	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-023-004	SP-1	.2	SP-1	4.00	1	Vacant	V		
025-033-036	SP-1	7.0	SP-1	0.09	1	Vacant	V		
025-033-027	SP-1	7.0	SP-1	0.10	1	Vacant	V		
025-037-016	SP-1	7.4	SP-1	0.18	1	Vacant	V		
025-037-015	SP-1	7.4	SP-1	0.18	1	Vacant	V		
025-030-065	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-032-022	SP-1	7.0	SP-1	0.12	1	Vacant	V		
025-037-012	SP-1	7.4	SP-1	0.40	1	Vacant	V		
025-037-003	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-037-001	SP-1	7.4	SP-1	0.19	1	Vacant	V		
025-037-018	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-037-008	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-037-010	SP-1	7.4	SP-1	0.22	1	Vacant	V		
025-044-027	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-044-026	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-044-034	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-044-039	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-044-038	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-023-007	SP-1	.2	SP-1	3.42	1	Vacant	V		
025-037-002	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-037-004	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-037-006	SP-1	7.4	SP-1	0.18	1	Vacant	V		
025-037-013	SP-1	7.4	SP-1	0.23	1	Vacant	V		
025-037-011	SP-1	7.4	SP-1	0.24	1	Vacant	V		
025-025-056	SP-1	1.6	SP-1	0.56	1	Vacant	V		
025-025-003	SP-1	1.6	SP-1	0.51	1	Vacant	V		
025-025-002	SP-1	1.6	SP-1	0.53	1	Vacant	V		
025-025-006	SP-1	1.6	SP-1	0.54	1	Vacant	V		
025-025-004	SP-1	1.6	SP-1	0.81	1	Vacant	V		
025-025-059	SP-1	1.6	SP-1	0.54	1	Vacant	V		
025-025-054	SP-1	1.6	SP-1	0.62	1	Vacant	V		
025-025-058	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-025-018	SP-1	1.6	SP-1	0.49	1	Vacant	V		
025-025-017	SP-1	1.6	SP-1	0.47	1	Vacant	V		
025-025-028	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-027-001	SP-1	.2	SP-1	3.34	1	Vacant	V		
025-027-002	SP-1	.2	SP-1	3.04	1	Vacant	V		
025-027-003	SP-1	.2	SP-1	2.82	1	Vacant	V		
025-028-019	SP-1	.8	SP-1	0.75	1	Vacant	V		
025-028-025	SP-1	.8	SP-1	0.99	1	Vacant	V		
025-028-021	SP-1	.8	SP-1	0.49	1	Vacant	V		
025-042-008	SP-1	1.6	SP-1	0.53	1	Vacant	V		
025-042-010	SP-1	1.6	SP-1	0.47	1	Vacant	V		
025-041-010	SP-1	1.6	SP-1	0.47	1	Vacant	V		

025-041-009	SP-1	1.6	SP-1	0.72	1	Vacant	V		
025-041-007	SP-1	1.6	SP-1	0.92	1	Vacant	V		
025-041-001	SP-1	1.6	SP-1	0.48	1	Vacant	V		
025-041-002	SP-1	1.6	SP-1	0.92	1	Vacant	V		
025-026-027	SP-1	1.6	SP-1	0.98	1	Vacant	V		
025-026-009	SP-1	1.6	SP-1	0.25	1	Vacant	V		
025-026-020	SP-1	1.6	SP-1	0.66	1	Vacant	V		
025-026-019	SP-1	1.6	SP-1	0.66	1	Vacant	V		
025-026-021	SP-1	1.6	SP-1	0.56	1	Vacant	V		
025-034-007	SP-1	7.4	SP-1	0.28	1	Vacant	V		
025-034-014	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-007	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-035-008	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-036-003	SP-1	7.4	SP-1	0.19	1	Vacant	V		
025-036-004	SP-1	7.4	SP-1	0.20	1	Vacant	V		
025-036-005	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-025-049	SP-1	1.6	SP-1	0.96	1	Vacant	V		
025-025-005	SP-1	1.6	SP-1	0.47	1	Vacant	V		
025-025-053	SP-1	1.6	SP-1	0.76	1	Vacant	V		
025-025-010	SP-1	1.6	SP-1	0.53	1	Vacant	V		
025-025-008	SP-1	1.6	SP-1	0.60	1	Vacant	V		
025-025-012	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-025-015	SP-1	1.6	SP-1	0.59	1	Vacant	V		
025-025-019	SP-1	1.6	SP-1	0.47	1	Vacant	V		
025-025-027	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-025-031	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-027-015	SP-1	.8	SP-1	0.61	1	Vacant	V		
025-027-016	SP-1	.8	SP-1	0.55	1	Vacant	V		
025-027-007	SP-1	1.6	SP-1	0.63	1	Vacant	V		
025-028-012	SP-1	.8	SP-1	0.96	1	Vacant	V		
025-028-011	SP-1	.8	SP-1	1.21	1	Vacant	V		
025-028-020	SP-1	1.6	SP-1	0.55	1	Vacant	V		
025-028-018	SP-1	.8	SP-1	0.92	1	Vacant	V		
025-028-023	SP-1	1.6	SP-1	0.55	1	Vacant	V		
025-042-006	SP-1	.8	SP-1	0.89	1	Vacant	V		
025-042-012	SP-1	1.6	SP-1	0.77	1	Vacant	V		
025-042-013	SP-1	1.6	SP-1	0.61	1	Vacant	V		
025-042-021	SP-1	1.6	SP-1	0.75	1	Vacant	V		
025-041-005	SP-1	.2	SP-1	4.77	1	Vacant	V		
025-041-007	SP-1	.8	SP-1	0.94	1	Vacant	V		
025-037-007	SP-1	7.4	SP-1	0.18	1	Vacant	V		
025-037-019	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-025-063	SP-1	1.6	SP-1	0.45	1	Vacant	V		
025-025-068	SP-1	1.6	SP-1	0.45	1	Vacant	V		
025-025-055	SP-1	1.6	SP-1	0.46	1	Vacant	V		

025-025-057	SP-1	1.6	SP-1	0.55	1	Vacant	V		
025-025-051	SP-1	1.6	SP-1	0.48	1	Vacant	V		
025-025-047	SP-1	1.6	SP-1	0.52	1	Vacant	V		
025-027-018	SP-1	1.6	SP-1	0.83	1	Vacant	V		
025-027-013	SP-1	.2	SP-1	3.06	1	Vacant	V		
025-027-012	SP-1	.2	SP-1	3.34	1	Vacant	V		
025-027-017	SP-1	.8	SP-1	1.67	1	Vacant	V		
025-028-024	SP-1	1.6	SP-1	0.75	1	Vacant	V		
025-028-013	SP-1	.2	SP-1	1.36	1	Vacant	V		
025-028-009	SP-1	.2	SP-1	5.86	1	Vacant	V		
025-028-015	SP-1	1.6	SP-1	0.52	1	Vacant	V		
025-028-017	SP-1	1.6	SP-1	0.72	1	Vacant	V		
025-042-007	SP-1	1.6	SP-1	0.53	1	Vacant	V		
025-042-005	SP-1	.2	SP-1	3.28	1	Vacant	V		
025-042-017	SP-1	.2	SP-1	4.67	1	Vacant	V		
025-042-019	SP-1	.2	SP-1	1.01	1	Vacant	V		
025-036-007	SP-1	7.4	SP-1	0.23	1	Vacant	V		
025-036-009	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-036-010	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-036-025	SP-1	7.4	SP-1	0.26	1	Vacant	V		
025-026-022	SP-1	1.6	SP-1	0.67	1	Vacant	V		
025-034-001	SP-1	7.4	SP-1	0.53	1	Vacant	V		
025-034-015	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-034-008	SP-1	7.4	SP-1	0.20	1	Vacant	V		
025-035-012	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-009	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-041-011	SP-1	1.6	SP-1	0.48	1	Vacant	V		
025-026-010	SP-1	3.4	SP-1	0.27	1	Vacant	V		
025-035-014	SP-1	7.4	SP-1	0.42	1	Vacant	V		
025-035-020	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-021	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-036-002	SP-1	7.4	SP-1	0.18	1	Vacant	V		
025-036-013	SP-1	7.4	SP-1	0.20	1	Vacant	V		
025-036-024	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-034-012	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-034-011	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-035-010	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-013	SP-1	7.4	SP-1	0.31	1	Vacant	V		
025-035-015	SP-1	7.4	SP-1	0.27	1	Vacant	V		
025-035-016	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-036	SP-1	7.4	SP-1	0.19	1	Vacant	V		
025-035-041	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-036-006	SP-1	7.4	SP-1	0.26	1	Vacant	V		
025-036-011	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-036-012	SP-1	7.4	SP-1	0.20	1	Vacant	V		

025-044-037	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-044-021	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-044-020	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-044-016	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-023-006	SP-1	.2	SP-1	4.97	1	Vacant	V		
025-023-009	SP-1	.2	SP-1	4.39	1	Vacant	V		
025-030-013	SP-1	7.4	SP-1	0.38	0	Vacant	V		Parking lot use
025-030-064	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-033-025	SP-1	7.0	SP-1	0.10	1	Vacant	V		
025-033-019	SP-1	7.0	SP-1	0.11	1	Vacant	V		
025-037-017	SP-1	7.4	SP-1	0.18	1	Vacant	V		
025-037-009	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-037-014	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-025-064	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-025-067	SP-1	1.6	SP-1	0.54	1	Vacant	V		
025-025-062	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-025-007	SP-1	1.6	SP-1	0.55	1	Vacant	V		
025-025-013	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-025-014	SP-1	1.6	SP-1	0.52	1	Vacant	V		
025-025-029	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-025-030	SP-1	1.6	SP-1	0.49	1	Vacant	V		
025-025-034	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-027-008	SP-1	.2	SP-1	3.34	1	Vacant	V		
025-027-019	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-027-021	SP-1	1.6	SP-1	0.92	1	Vacant	V		
025-028-016	SP-1	1.6	SP-1	0.48	1	Vacant	V		
025-028-022	SP-1	1.6	SP-1	0.58	1	Vacant	V		
025-042-015	SP-1	.8	SP-1	1.00	1	Vacant	V		
025-042-016	SP-1	.8	SP-1	1.14	1	Vacant	V		
025-042-009	SP-1	1.6	SP-1	0.46	1	Vacant	V		
025-042-018	SP-1	.8	SP-1	1.57	1	Vacant	V		
025-042-020	SP-1	1.6	SP-1	0.92	1	Vacant	V		
025-041-008	SP-1	.8	SP-1	0.92	1	Vacant	V		
025-041-003	SP-1	.8	SP-1	1.35	1	Vacant	V		
025-026-028	SP-1	1.6	SP-1	0.53	1	Vacant	V		
026-025-026	SP-1	1.6	SP-1	0.56	1	Vacant	V		
025-026-025	SP-1	1.6	SP-1	0.63	1	Vacant	V		
025-026-008	SP-1	3.4	SP-1	0.24	1	Vacant	V		
025-034-006	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-034-010	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-034-009	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-035-044	SP-1	7.4	SP-1	0.18	1	Vacant	V		
025-035-006	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-035-017	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-035-019	SP-1	7.4	SP-1	0.14	1	Vacant	V		

025-035-022	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-036-026	SP-1	7.4	SP-1	0.19	1	Vacant	V		
025-036-001	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-036-008	SP-1	7.4	SP-1	0.22	1	Vacant	V		
025-036-014	SP-1	7.4	SP-1	0.19	1	Vacant	V		
025-036-015	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-036-023	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-041-004	SP-1	.2	SP-1	5.66	1	Vacant	V		
025-032-010	SP-1	7.0	SP-1	0.14	1	Vacant	V		
025-032-009	SP-1	7.0	SP-1	0.12	1	Vacant	V		
025-033-018	SP-1	7.0	SP-1	0.08	1	Vacant	V		
025-030-063	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-033-017	SP-1	7.0	SP-1	0.09	1	Vacant	V		
025-044-023	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-044-031	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-028-014	SP-1	1.6	SP-1	0.50	1	Vacant	V		
025-028-007	SP-1	.2	SP-1	9.13	1	Vacant	V		
025-044-028	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-025-065	SP-1	1.6	SP-1	0.49	1	Vacant	V		
025-025-066	SP-1	1.6	SP-1	0.54	1	Vacant	V		
025-025-060	SP-1	1.6	SP-1	0.56	1	Vacant	V		
025-025-061	SP-1	1.6	SP-1	0.51	1	Vacant	V		
025-025-039	SP-1	1.6	SP-1	0.48	1	Vacant	V		
025-032-013	SP-1	7.0	SP-1	0.10	1	Vacant	V		
025-035-027	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-035-034	SP-1	7.4	SP-1	0.20	1	Vacant	V		
025-035-040	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-035-037	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-035-002	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-035-003	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-035-024	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-031	SP-1	7.4	SP-1	0.26	1	Vacant	V		
025-035-005	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-036-022	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-036-027	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-036-029	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-036-034	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-036-030	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-042-014	SP-1	1.6	SP-1	0.61	1	Vacant	V		
025-034-003	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-034-004	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-034-002	SP-1	7.4	SP-1	0.26	1	Vacant	V		
025-035-028	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-035-029	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-035-030	SP-1	7.4	SP-1	0.14	1	Vacant	V		

025-035-043	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-035-042	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-035-011	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-026	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-036-016	SP-1	7.4	SP-1	0.19	1	Vacant	V		
025-042-004	SP-1	.2	SP-1	4.87	1	Vacant	V		
025-034-013	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-032-008	SP-1	7.0	SP-1	0.10	1	Vacant	V		
025-032-011	SP-1	7.0	SP-1	0.08	1	Vacant	V		
025-032-012	SP-1	7.0	SP-1	0.08	1	Vacant	V		
025-034-005	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-036-020	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-036-018	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-036-031	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-032-020	SP-1	7.0	SP-1	0.11	1	Vacant	V		
025-025-038	SP-1	1.6	SP-1	0.51	1	Vacant	V		
025-044-017	SP-1	7.4	SP-1	0.14	1	Vacant	V		
025-028-026	SP-1	.8	SP-1	1.47	1	Vacant	V		
025-028-008	SP-1	.2	SP-1	5.88	1	Vacant	V		
025-033-026	SP-1	7.0	SP-1	0.11	1	Vacant	V		
025-037-005	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-035-032	SP-1	7.4	SP-1	0.21	1	Vacant	V		
025-035-035	SP-1	7.4	SP-1	0.20	1	Vacant	V		
025-035-033	SP-1	7.4	SP-1	0.20	1	Vacant	V		
025-035-039	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-035-038	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-001	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-035-004	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-035-018	SP-1	7.4	SP-1	0.13	1	Vacant	V		
025-035-023	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-035-025	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-036-019	SP-1	7.4	SP-1	0.16	1	Vacant	V		
025-036-017	SP-1	7.4	SP-1	0.17	1	Vacant	V		
025-036-028	SP-1	7.4	SP-1	0.12	1	Vacant	V		
025-036-033	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-032-021	SP-1	7.0	SP-1	0.10	1	Vacant	V		
025-036-032	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-036-021	SP-1	7.4	SP-1	0.15	1	Vacant	V		
025-032-047	SP-1	7.0	SP-1	0.07	1	Vacant	V		

EMPIRE

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
133-019-007	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-019-023	R-A	8	LDR	0.93	0	Church	U	Lack of water	
133-019-031	R-A	8	LDR	0.95	0	SFR	U	Lack of water	
133-019-008	R-A	8	LDR	0.93	1	SFR	U	Lack of water	
133-017-028	R-A	8	LDR	0.93	1	SFR	U	Lack of water	
133-019-025	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-017-003	R-A	8	LDR	0.93	1	SFR	U	Lack of water	
133-019-010	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-019-002	R-A	8	LDR	0.93	0	2 Units	U	Lack of water	
133-019-004	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-019-037	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-019-001	R-A	8	LDR	0.95	0	2 Units	U	Lack of water	
133-019-003	R-A	8	LDR	0.95	0	2 units	U	Lack of water	
133-019-009	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-001-002	R-A	8	LDR	0.68	1	SFR	U	Lack of water	
133-017-023	R-A	8	LDR	0.96	1	SFR	U	Lack of water	
133-017-025	R-A	8	LDR	0.93	0	2 units	U	Lack of water	
133-001-006	R-A	8	LDR	0.81	1	SFR	U	Lack of water	
133-009-036	R-1	8	LDR	0.32	1	SFR	U	Lack of water	
133-019-030	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-001-004	R-A	8	LDR	1.00	1	SFR	U	Lack of water	
133-001-003	R-A	8	LDR	1.00	1	SFR	U	Lack of water	
133-006-021	R-A	8	LDR	0.96	1	SFR	U	Lack of water	
133-001-008	R-A	8	LDR	3.31	0	5 units	U	Lack of water	
133-019-006	R-A	8	LDR	0.95	0	2 Units	U	Lack of water	
133-006-010	R-A	8	LDR	0.96	1	SFR	U	Lack of water	
133-004-055	R-1	8	LDR	1.23	0	2 units	U	Lack of water	
133-021-015	R-A	8	LDR	0.27	1	SFR	U	Lack of water	
133-004-039	R-1	8	LDR	0.55	0	2 units	U	Lack of water	
133-005-012	R-A	8	LDR	0.80	1	SFR	U	Lack of water	
133-001-010	R-A	8	LDR	0.84	1	SFR	U	Lack of water	
133-021-002	R-1	8	LDR	0.93	0	2 units	U	Lack of water	
133-005-008	R-A	8	LDR	0.96	2	Vacant	V	Lack of water	
133-006-008	R-A	8	LDR	1.24	1	SFR	U	Lack of water	
133-019-036	R-A	8	LDR	0.95	0	2 units	U	Lack of water	
133-017-002	R-A	8	LDR	0.96	0	2 units	U	Lack of water	
133-019-022	R-A	8	LDR	1.90	0	6 units	U	Lack of water	
133-004-004	R-1	8	LDR	0.31	2	SFR	U	Lack of water	
133-021-017	R-A	8	LDR	0.96	0	2 units	U	Lack of water	
133-005-009	R-A	8	LDR	0.05	0	vacant	V	Lack of water	

133-004-041	R-1	8	LDR	0.71	0	2 units	U	Lack of water	
133-003-007	R-A	8	LDR	1.24	0	2 units	U	Lack of water	
133-006-011	R-A	8	LDR	0.96	1	SFR	U	Lack of water	
133-019-033	R-A	8	LDR	0.95	0	2 units	U	Lack of water	
133-002-021	R-A	8	LDR	1.04	0	3 units	U	Lack of water	
133-005-013	R-A	8	LDR	0.45	1	SFR	U	Lack of water	
133-002-016	R-A	8	LDR	0.38	1	SFR	U	Lack of water	
133-017-035	R-A	8	LDR	1.91	0	2 Units	U	Lack of water	
133-019-024	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-019-032	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-001-005	R-A	8	LDR	0.19	0	SFR	U	Lack of water	
133-005-020	R-1	8	LDR	0.92	1	SFR	U	Lack of water	
133-003-039	R-1	8	LDR	0.39	1	SFR	U	Lack of water	
133-002-001	R-A	8	LDR	1.33	0	2 Units	U	Lack of water	
133-005-018	R-1	8	LDR	0.92	1	SFR	U	Lack of water	
133-003-027	R-1	8	LDR	1.45	0	5 units	U	Lack of water	
133-002-007	R-1	8	LDR	0.69	0	2 units	U	Lack of water	
133-001-011	R-A	8	LDR	1.04	0	2 units	U	Lack of water	
133-006-007	R-A	8	LDR	0.96	1	SFR	U	Lack of water	
133-005-019	R-1	8	LDR	0.59	0	2 units	U	Lack of water	
133-006-006	R-A	8	LDR	0.87	0	2 Units	U	Lack of water	
133-002-018	R-1	8	LDR	1.23	0	2 units	U	Lack of water	
133-006-003	R-A	8	LDR	0.93	0	2 units	U	Lack of water	
133-002-015	R-A	8	LDR	0.43	2	SFR	U	Lack of water	
133-001-014	R-A	8	LDR	3.48	2	Vacant	V	Lack of water	
133-007-045	R-1	8	LDR	1.10	1	SFR	U	Lack of water	
133-001-007	R-A	8	LDR	0.42	0	3 units	U	Lack of water	
133-005-014	R-A	8	LDR	0.96	1	SFR	U	Lack of water	
133-008-027	R-1	8	LDR	0.24	2	Vacant	V	Lack of water	
133-006-002	R-A	8	LDR	0.93	0	2 units	U	Lack of water	
133-021-009	R-A	8	LDR	0.57	1	SFR	U	Lack of water	
133-003-038	R-1	8	LDR	0.60	1	SFR	U	Lack of water	
133-005-016	R-1	8	LDR	2.66	0	2 Units	U	Lack of water	
133-001-009	R-A	8	LDR	0.90	0	2 Units	U	Lack of water	
133-006-020	R-A	8	LDR	0.96	0	2 units	U	Lack of water	
133-004-035	R-1	8	LDR	0.77	1	SFR	U	Lack of water	
133-006-009	R-A	8	LDR	0.96	1	SFR	U	Lack of water	
133-002-002	R-A	8	LDR	0.51	1	SFR	U	Lack of water	
133-021-014	R-A	8	LDR	0.57	0	2 Units	U	Lack of water	
133-006-005	R-A	8	LDR	0.93	0	3 units	U	Lack of water	
133-019-029	R-A	8	LDR	0.95	1	SFR	U	Lack of water	
133-019-021	R-A	8	LDR	0.31	0	2 units	U	Lack of water	
133-006-004	R-A	8	LDR	0.74	1	SFR	U	Lack of water	
133-017-033	R-A	8	LDR	0.93	1	SFR	U	Lack of water	
133-005-021	R-1	8	LDR	1.06	0	3 units	U	Lack of water	

133-002-017	R-1	8	LDR	0.45	1	SFR	U	Lack of water	
133-004-033	R-1	8	LDR	0.52	0	2 units	U	Lack of water	
133-005-010	R-A	8	LDR	0.96	0	2 units	U	Lack of water	
009-020-019	R-A	8	LDR	0.77	0	2 Units	U	Lack of water	
009-020-025	R-A	8	LDR	0.42	1	SFR	U	Lack of water	
009-020-003	R-A	8	LDR	0.81	0	2 units	U	Lack of water	

GRAYSON

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
016-027-003	R-1	8	LDR	0.26	1	Vacant	V	Lack of Water	
016-027-021	R-1	8	LDR	0.36	1	Vacant	V	Lack of Water	
016-030-015	R-1	8	LDR	0.09	1	Vacant	V	Lack of Water	
016-030-013	R-1	8	LDR	0.17	1	Vacant	V	Lack of Water	
016-034-005	H-1	25	Com	1.31	2	Vacant	V	Lack of Water	
016-030-004	R-1	8	LDR	0.17	1	Vacant	V	Lack of Water	
016-028-021	R-1	8	LDR	0.17	1	Vacant	V	Lack of Water	
016-029-024	R-1	8	LDR	0.52	1	SFR	U	Lack of Water	
016-027-021	R-1	8	LDR	0.36	0	SFR	U	Lack of Water	
016-030-001	R-1	8	LDR	0.52	0	4 units	U	Lack of Water	
016-028-002	R-1	8	LDR	0.69	1	2 units	U	Lack of Water	

HICKMAN

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
019-046-045	A-2-10	2/10	AG	0.65	0				Measure E
019-043-021	R-A	8	LDR	0.34	0			Water upgrades	
019-044-007	PD-141	8	PD	15.28	0			Water upgrades	
019-043-005	R-A	8	LDR	0.36	0			Water upgrades	
019-043-022	R-A	8	LDR	0.38	0			Water upgrades	
080-046-005	R-A	8	LDR	1.18	0			Water upgrades	

KEYES

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
045-017-009	R-1	8	LDR	0.29	1	SFR	U		
045-021-021	A-2-10	2/10ac.	UT	4.26	0	SFR	U		Measure E
045-071-005	R-1	8	LDR	7.05	1	SFR	U		
045-014-050	R-3	25	MDR	0.22	1	SFR	U		
045-014-016	R-3	25	MDR	0.53	1	SFR	U		

045-014-015	R-3	25	MDR	0.52	1	SFR	U		
045-066-059	R-1US	8	LDR	0.70	4	Vacant	V	Water extension	
045-021-023	R-1US	8	LDR	1.38	7	Vacant	V	Water extension	
045-021-024	R-1US	8	LDR	3.48	17	Vacant	V	Water extension	
045-021-020	R-1US	8	LDR	2.00	10	Vacant	V	Water extension	
045-021-019	R-1US	8	LDR	1.02	5	Vacant	V	Water extension	
045-021-003	R-1US	8	LDR	7.93	40	Vacant	V	Water extension	
045-071-002	R-A	8	LDR	1.11	6	Vacant	V		
045-071-006	R-1US	8	LDR	9.47	47	Vacant	V	Water extension	
045-066-029	A-2-40	1	AG	0.18	1	Vacant	V		Measure E
045-066-028	A-2-40	1	AG	0.18	1	Vacant	V		Measure E
045-066-030	R-1US	8	AG	0.20	1	Vacant	V	Water extension	
045-068-044	R-1US	8	LDR	0.18	1	Vacant	V	Water extension	
045-068-054	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-068-056	R-1US	8	LDR	0.14	1	Vacant	V	Water extension	
045-068-059	R-1US	8	LDR	0.21	1	Vacant	V	Water extension	
045-068-001	R-1US	8	LDR	0.18	1	Vacant	V	Water extension	
045-021-041	R-1US	8	LDR	1.89	9	Vacant	V	Water extension	
045-068-071	R-1US	8	LDR	0.18	1	Vacant	V	Water extension	
045-068-070	R-1US	8	LDR	0.14	1	Vacant	V	Water extension	
045-068-073	R-1US	8	LDR	0.21	1	Vacant	V	Water extension	
045-068-072	R-1US	8	LDR	0.21	1	Vacant	V	Water extension	
045-068-075	R-1US	8	LDR	0.14	1	Vacant	V	Water extension	
045-068-074	R-1US	8	LDR	0.18	1	Vacant	V	Water extension	
045-068-077	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-068-079	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-068-060	R-1US	8	LDR	0.18	1	Vacant	V	Water extension	
045-068-063	R-1US	8	LDR	0.17	1	Vacant	V	Water extension	
045-068-062	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-068-065	R-1US	8	LDR	0.18	1	Vacant	V	Water extension	
045-068-064	R-1US	8	LDR	0.17	1	Vacant	V	Water extension	
045-068-067	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-068-066	R-1US	8	LDR	0.17	1	Vacant	V	Water extension	
045-068-068	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-019-017	R-1	8	LDR	0.14	1	Vacant	V		
045-068-052	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-028-013	R-1	8	LDR	0.16	1	Vacant	V		
045-068-061	R-1US	8	LDR	0.14	1	Vacant	V	Water extension	
045-068-078	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-068-055	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-068-053	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-030-055	H-1	25	COM	0.08	0	Vacant	V		
045-068-076	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-030-062	H-1	25	COM	0.16	1	Vacant	V		
045-068-057	R-1US	8	LDR	0.18	1	Vacant	V	Water extension	

045-068-069	R-1US	8	LDR	0.15	1	Vacant	V	Water extension	
045-069-035	R-1US	8	LDR	4.41	22	Vacant	V	Water extension	

MONTEREY PARK

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
022-029-001	A-2-10	2/10	AG	0.45	0	SFR	U		Measure E
022-029-087	A-2-10	2/10	AG	0.22	0	SFR	U		Measure E
022-029-089	A-2-10	2/10	AG	0.23	0	SFR	U		Measure E
022-029-088	A-2-10	2/10	AG	0.23	0	SFR	U		Measure E
022-029-090	A-2-10	2/10	AG	0.23	0	SFR	U		Measure E
022-029-106	A-2-10	2/10	AG	0.45	0	SFR	U		Measure E
022-029-107	A-2-10	2/10	AG	0.22	0	SFR	U		Measure E
022-029-068	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-042	A-2-10	2/10	AG	0.30	1	Vacant	V		
022-029-046	A-2-10	2/10	AG	0.22	1	Vacant	V		
022-029-075	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-031	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-022	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-030	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-084	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-085	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-095	A-2-10	2/10	AG	0.22	1	Vacant	V		
022-029-096	A-2-10	2/10	AG	0.22	1	Vacant	V		
022-029-100	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-105	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-104	A-2-10	2/10	AG	0.23	1	Vacant	V		
022-029-108	A-2-10	2/10	AG	0.42	1	Vacant	V		
022-029-103	A-2-10	2/10	AG	0.17	1	Vacant	V		
022-029-102	A-2-10	2/10	AG	0.23	1	Vacant	V		

NORTH CERES

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
038-042-026	R-1	7	LDR	0.19	1	Vacant	V	Ceres Sewer Approval	
038-043-058	R-1	8	LDR	0.55	1	SFR	U	Ceres Sewer Approval	
038-016-012	R-3	25	MHD	0.49	0	2 units	U	Ceres Sewer Approval	
038-016-005	R-3	25	MHD	1.18	2	3 units	U	Ceres Sewer Approval	

038-016-009	R-3	25	MHD	0.47	1	SFR	U	Ceres Sewer Approval	
038-016-046	R-3	25	MHD	0.39	0	Church	U	Ceres Sewer Approval	
038-016-010	R-3	25	MHD	0.70	1	SFR	U	Ceres Sewer Approval	
038-016-045	R-3	25	MHD	0.33	1	SFR	U	Ceres Sewer Approval	
038-016-006	R-3	25	MHD	0.84	1	SFR	U	Ceres Sewer Approval	
038-016-013	R-3	25	MHD	0.42	1	2 Units	U	Ceres Sewer Approval	
038-016-014	R-3	25	MHD	1.13	0	2 Units	U	Ceres Sewer Approval	
038-016-011	R-3	25	MHD	0.81	1	SFR	U	Ceres Sewer Approval	
038-016-008	R-3	25	MHD	0.92	1	Church	U	Ceres Sewer Approval	
039-046-005	A-2-3	1	UT	1.30	0	SFR	U	Ceres Sewer Approval	Measure E
039-025-030	R-A	8	LDR	0.38	1	SFR	U	Ceres Sewer Approval	
039-025-015	R-A	8	LDR	0.61	1	SFR	U	Ceres Sewer Approval	
039-025-019	R-A	8	LDR	1.37	1	SFR	U	Ceres Sewer Approval	
039-025-018	R-A	8	LDR	0.37	1	SFR	U	Ceres Sewer Approval	
039-025-017	R-A	8	LDR	0.43	1	SFR	U	Ceres Sewer Approval	
039-031-021	R-2	14	MDR	1.02	1	SFR	U	Ceres Sewer Approval	
039-021-032	A-2-3	1	UT	2.69	0	SFR	U	Ceres Sewer Approval	Measure E
039-021-037	A-2-3	1	UT	1.95	0	SFR	U	Ceres Sewer Approval	Measure E

RIVERDALE

APN	Zone	Max. Density du/ac.	GP Design.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
017-025-097	R-A	8	LDR	0.51	1	SFR	U		Flood Zone
017-025-004	R-A	8	LDR	0.21	1	Vacant	V		Flood Zone
017-025-005	R-A	8	LDR	0.17	1	Vacant	V		Flood Zone
017-025-006	R-A	8	LDR	0.17	1	Vacant	V		Flood Zone
017-025-085	R-1	8	LDR	0.35	1	Vacant	V		Flood Zone
017-025-025	R-1	8	LDR	0.15	1	Vacant	V	Septic System Issues	

017-025-037	R-1	8	LDR	0.15	1	Vacant	V	Septic System Issues	
017-026-026	R-1	8	LDR	0.25	1	Vacant	V		Flood Zone
017-026-030	R-1	8	LDR	0.24	1	Vacant	V		Flood Zone
017-025-052	R-1	8	LDR	0.13	1	Vacant	V	Septic System Issues	
017-023-026	R-1	8	LDR	0.13	1	Vacant	V	Septic System Issues	
017-023-030	R-1	8	LDR	0.13	1	Vacant	V	Septic System Issues	
017-023-024	R-1	8	LDR	0.13	1	Vacant	V	Septic System Issues	
017-024-010	R-1	8	LDR	0.13	1	Vacant	V	Septic System Issues	
017-022-067	R-1	8	LDR	1.33	9	Vacant	V	Septic System Issues	
017-022-056	R-1	8	LDR	0.13	1	Vacant	V	Septic System Issues	
017-022-057	R-1	8	LDR	0.13	1	Vacant	V	Septic System Issues	

SALIDA

APN	Zone	Max Density durac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
135-017-001	SCP R-1	8	LDR	77.50	349	Farmland	V	Infrastr. upgrades req'd w/ development	
135-017-002	SCP R-1	8	LDR	44.50	198	Farmland	V	Infrastr. upgrades req'd w/ development	
136-002-001	SCP R-1	8	LDR	38.60	173	Farmland	V	Infrastr. upgrades req'd w/ development	
136-002-030	SCP R-1	8	LDR	5.60	0	School Bus Parking			Utilized for school bus parking
136-002-029	SCP R-1	8	LDR	24.60	111	Farmland	V	Infrastr. upgrades req'd w/ development	
136-002-004	SCP R-1	8	LDR	19.10	86	Farmland/SFR	U	Infrastr. upgrades req'd w/ development	
036-002-024	SCP R-1	8	LDR	12.16	55	Farmland	V	Infrastr. upgrades req'd w/ development	
036-002-025	SCP R-1	8	LDR	20.02	0	Salida Middle School			Developed middle school site

003-014-013	SCP R-1	8	LDR	33.72	152	Farmland/SFR	U	Infrastr. upgrades req'd w/ development	
003-020-016	SCP R-1	8	LDR	111.32	501	Farmland	V	Infrastr. upgrades req'd w/ development	
003-020-010	SCP R-1	8	LDR	115.25	517	Farmland	V	Infrastr. upgrades req'd w/ development	
136-032-034	SCP R-1	8	LDR	15.44	0	Farmland	V	Infrastr. upgrades req'd w/ development	
136-032-011	SCP R-1	8	LDR	39.70	0	Modesto Christian Sch.			Developed private school site
136-032-001	SCP R-1	8	LDR	15.32	63	Farmland	V	Infrastr. upgrades req'd w/ development	
003-020-001	SCP R-1	8	LDR	87.00	392	Farmland	V	Infrastr. upgrades req'd w/ development	
136-032-008	SCP R-1	8	LDR	38.50	159	Farmland	V	Infrastr. upgrades req'd w/ development	
136-008-042	SCP R-1	8	LDR	11.45	0	Farmland/Park Site			Community Plan park site
136-008-041	SCP R-1	8	LDR	30.59	0	Farmland/School Site			Community Plan school site
003-014-012	SCP R-1 ST	8	LDR	13.39	0	Wastewater Treatment Plant			Designated for Wastewater treatment plant
003-020-015	SCP R-1 ST	8	LDR	48.56	0	Wastewater Treatment Plant			Designated for Wastewater treatment plant
135-017-002	SCP R-2	14	MDR	30.10	211	Farmland	V	Infrastr. upgrades req'd w/ development	
135-002-029	SCP R-2	14	MDR	7.30	51	Farmland	V	Infrastr. upgrades req'd w/ development	
036-002-024	SCP R-2	14	MDR	26.35	186	Farmland	V	Infrastr. upgrades req'd w/ development	
003-020-016	SCP R-2	14	MDR	72.60	507	Farmland	V	Infrastr. upgrades req'd w/ development	
003-020-001	SCP R-2	14	MDR	5.00	35	Farmland	V	Infrastr. upgrades req'd w/ development	
136-032-001	SCP R-2	14	MDR	45.60	316	Farmland	V	Infrastr. upgrades req'd w/ development	

003-014-013	SCP R-3	25	MHDR	19.00	314	Farmland	V	Infrastr. upgrades req'd w/ development	
136-032-033	SCP R-3	25	MHDR	20.00	329	Farmland	V	Infrastr. upgrades req'd w/ development	
136-008-008	SCP R-3	25	MHDR	18.00	297	Farmland/SFR	U	Infrastr. upgrades req'd w/ development	

SHACKELFORD

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
086-009-037	R-A	8	LDR	0.87	1	SFR	U	Modesto water /sewer connect	
086-009-033	R-A	8	LDR	1.77	1	SFR	U	Modesto water /sewer connect	
038-037-025	R-3	25	MHD	0.17	0	2 Units	U	Modesto water /sewer connect	
086-009-038	R-A	8	LDR	0.92	1	SFR	U	Modesto water /sewer connect	
038-033-009	R-3	25	MHD	0.30	1	SFR	U	Modesto water /sewer connect	
038-037-026	R-3	25	MHD	0.11	0	Church	U	Modesto water /sewer connect	
086-009-034	R-A	8	LDR	0.46	1	SFR	U	Modesto water /sewer connect	
038-028-028	R-3	25	MHD	0.29	3	2 units	U	Modesto water /sewer connect	
086-009-035	R-A	8	LDR	0.92	1	SFR	U	Modesto water /sewer connect	
086-010-045	R-A	8	LDR	0.55	1	SFR	U	Modesto water /sewer connect	
086-010-047	R-A	8	LDR	0.92	2	Vacant	V	Modesto water /sewer connect	
086-010-046	R-A	8	LDR	1.15	1	SFR	U	Modesto water /sewer connect	
086-010-051	R-A	8	LDR	0.68	1	SFR	U	Modesto water /sewer connect	
038-035-016	R-3	25	MHD	0.26	3	SFR	U	Modesto water /sewer connect	

086-009-036	R-A	8	LDR	0.92	1	SFR	U	Modesto water /sewer connect	
038-037-041	R-3	25	MHD	0.19	2	SFR	U	Modesto water /sewer connect	
086-010-012	R-3	25	MHD	0.92	15	2 units	U	Modesto water /sewer connect	
086-010-038	R-A	8	LDR	0.91	18	Vacant	V	Modesto water /sewer connect	
038-037-075	R-3	25	MHD	0.38	5	SFR	U	Modesto water /sewer connect	
038-032-033	R-3	25	MHD	1.05	18	SFR	U	Modesto water /sewer connect	
086-010-044	R-A	8	LDR	0.37	2	Vacant	V	Modesto water /sewer connect	
086-007-037	R-1	8	LDR	0.29	1	SFR	U	Modesto water /sewer connect	
038-028-030	R-3	25	MHD	0.38	4	2 units	U	Modesto water /sewer connect	
086-009-045	R-A	8	LDR	1.87	1	SFR	U	Modesto water /sewer connect	
038-032-003	R-3	25	MHD	0.89	1	SFR	U	Modesto water /sewer connect	
086-010-043	R-A	8	LDR	0.92	1	SFR	U	Modesto water /sewer connect	
086-010-052	R-A	8	LDR	0.71	0	MFR	U	Modesto water /sewer connect	
086-010-048	R-A	8	LDR	0.92	1	SFR	U	Modesto water /sewer connect	
086-010-041	R-A	8	LDR	0.90	0	MFR	U	Modesto water /sewer connect	
086-007-011	R-1	8	LDR	0.31	1	SFR	U	Modesto water /sewer connect	
086-002-016	R-1	8	LDR	0.16	1	SFR	U	Modesto water /sewer connect	
086-010-042	R-A	8	LDR	0.92	0	MFR	U	Modesto water /sewer connect	
038-037-027	R-3	25	MHD	0.06	1	SFR	U	Modesto water /sewer connect	
038-035-044	R-3	25	MHD	0.26	4	SFR	U	Modesto water /sewer connect	
038-030-044	R-3	25	MHD	0.22	3	2 units	U	Modesto water /sewer connect	

038-033-008	R-3	25	MHD	0.32	5	SFR	U	Modesto water /sewer connect	
038-029-027	R-3	25	MHD	0.14	2	Vacant	V	Modesto water /sewer connect	
038-031-066	R-3	25	MHD	0.19	3	Vacant	V	Modesto water /sewer connect	
038-031-032	R-3	8	MHD	0.19	3	Vacant	V	Modesto water /sewer connect	
038-037-064	R-3	8	MHD	0.20	3	Vacant	V	Modesto water /sewer connect	
038-037-070	R-3	8	MHD	0.33	5	Vacant	V	Modesto water /sewer connect	
038-028-042	R-3	8	MHD	0.19	3	Vacant	V	Modesto water /sewer connect	
038-029-071	R-3	8	MHD	0.15	2	Vacant	V	Modesto water /sewer connect	
038-035-015	R-3	8	MHD	0.26	4	Vacant	V	Modesto water /sewer connect	
038-037-056	R-3	8	MHD	0.09	1	Vacant	V	Modesto water /sewer connect	
038-037-016	R-3	8	MHD	0.19	3	Vacant	V	Modesto water /sewer connect	

SOUTH CERES

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
053-037-033	R-A	8	LDR	0.58	1	SFR	U	Sewer/water	
053-035-017	R-A	8	LDR	1.02	1	SFR	U	Sewer/water	
053-035-018	R-A	8	LDR	1.46	1	SFR	U	Sewer/water	
053-036-005	R-A	8	LDR	1.95	1	SFR	U	Sewer/water	
053-036-006	R-A	8	LDR	1.58	1	SFR	U	Sewer/water	
038-042-026	R-1	8	LDR	0.19	1	Vacant	V	Sewer/water	

SOUTH TURLOCK

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
043-010-017	A-2-10	1/lot	UT	1.08	0	SFR	U		Measure E

VALLEY HOME

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
002-006-047	R-1	8	LDR	0.20	1	Vacant	V	No public water/sewer	
002-006-066	R-1	8	LDR	0.09	1	Vacant	V	No public water/sewer	
002-006-067	R-1	8	LDR	0.12	1	Vacant	V	No public water/sewer	
002-006-061	R-1	8	LDR	0.20	1	Vacant	V	No public water/sewer	
002-006-004	R-1	8	LDR	0.26	0	SFR	U	No public water/sewer	
002-006-055	R-1	8	LDR	0.33	0	SFR	U	No public water/sewer	
002-006-043	R-1	8	LDR	0.40	0	SFR	U	No public water/sewer	
002-006-027	R-1	8	LDR	0.46	0	SFR	U	No public water/sewer	

WESTLEY

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
016-020-015	R-1	8	LDR	18.15	0	Vacant	V	Water	
016-022-010	R-1	8	LDR	0.47	0	Vacant	V	Water	
016-021-013	R-1	8	LDR	0.36	1	SFR	U	Water	
016-021-011	H-1	25	Com	0.35	0	Vacant	V	Water	
016-021-012	H-1	25	Com	0.26	0	Vacant	V	Water	

WEST MODESTO

APN	Zone	Max. Density du/ac.	GP Desig.	Acres	Realistic Add'l Unit Capacity	Existing Use	Vacant (V) or Underutilized (U)	Infrastructure Capacity	On-site Constraints
037-022-047	R-2	14	MDR	0.15	0	Church	U	Lack of Water and Sewer	
037-024-040	R-A	8	LDR	11.97	1	SFR	U	Lack of Water and Sewer	
037-035-024	R-2	14	MDR	0.30	1	SFR	U	Lack of Water and Sewer	
037-030-017	R-1	8	LDR	1.12	2	SFR	U	Lack of Water and Sewer	
037-019-004	R-A	8	LDR	1.03	1	SFR	U	Lack of Water and Sewer	

037-031-010	R-2	14	MDR	1.03	1	SFR	U	Lack of Water and Sewer	
037-030-016	R-2	14	MDR	1.25	1	4 units	U	Lack of Water and Sewer	
037-039-035	R-2	14	MDR	0.83	1	SFR	U	Lack of Water and Sewer	
037-020-076	R-A	8	LDR	0.24	1	SFR	U	Lack of Water and Sewer	
037-031-012	R-2	14	MDR	2.44	3	Church	U	Lack of Water and Sewer	
037-040-010	R-2	14	MDR	0.90	1	SFR	U	Lack of Water and Sewer	
037-035-055	R-2	14	MDR	0.35	0	SFR	U	Lack of Water and Sewer	
037-041-034	R-2	14	MDR	0.45	1	SFR	U	Lack of Water and Sewer	
037-030-013	R-2	14	MDR	0.56	1	SFR	U	Lack of Water and Sewer	
037-032-011	R-A	8	LDR	0.92	1	SFR	U	Lack of Water and Sewer	
037-032-012	R-A	8	LDR	0.81	1	SFR	U	Lack of Water and Sewer	
037-040-011	R-2	14	MDR	0.91	1	SFR	U	Lack of Water and Sewer	
037-030-014	R-2	14	MDR	0.52	1	SFR	U	Lack of Water and Sewer	
037-019-006	R-A	8	LDR	0.72	1	SFR	U	Lack of Water and Sewer	
037-041-014	R-2	14	MDR	0.91	1	SFR	U	Lack of Water and Sewer	
037-030-020	R-1	8	LDR	0.96	1	SFR	U	Lack of Water and Sewer	
037-019-005	R-A	8	LDR	0.96	1	SFR	U	Lack of Water and Sewer	
037-040-012	R-2	14	MDR	0.91	1	SFR	U	Lack of Water and Sewer	
037-030-022	R-2	14	MDR	0.48	0	2 units	U	Lack of Water and Sewer	
037-039-022	R-2	14	MDR	0.83	0	6 units	U	Lack of Water and Sewer	
037-030-002	R-1	8	LDR	0.89	1	SFR	U	Lack of Water and Sewer	
037-032-041	R-2	14	MDR	1.40	0	SFR	U	Lack of Water and Sewer	
037-029-055	R-2	14	MDR	1.34	1	SFR	U	Lack of Water and Sewer	
037-032-010	R-A	8	LDR	2.71	1	SFR	U	Lack of Water and Sewer	
037-019-003	R-A	8	LDR	1.02	1	SFR	U	Lack of Water and Sewer	

037-030-018	R-1	8	LDR	1.13	1	SFR	U	Lack of Water and Sewer	
037-039-031	R-2	14	MDR	0.77	1	SFR	U	Lack of Water and Sewer	
037-040-028	R-2	14	MDR	0.74	0	2 units	U	Lack of Water and Sewer	
037-039-032	R-2	14	MDR	0.94	1	SFR	U	Lack of Water and Sewer	
037-041-021	R-2	14	MDR	0.71	1	SFR	U	Lack of Water and Sewer	
037-031-011	R-2	14	MDR	4.85	0	SFR	U	Lack of Water and Sewer	
037-041-020	R-2	14	MDR	0.91	1	SFR	U	Lack of Water and Sewer	
037-039-016	R-2	14	MDR	1.26	1	SFR	U	Lack of Water and Sewer	
037-039-027	R-2	14	MDR	0.94	1	SFR	U	Lack of Water and Sewer	
037-041-015	R-2	14	MDR	0.91	1	SFR	U	Lack of Water and Sewer	
037-022-001	R-2	14	MDR	0.16	2	Vacant	V	Lack of Water and Sewer	
037-034-039	R-2	14	MDR	0.15	2	Vacant	V	Lack of Water and Sewer	
037-040-027	R-2	14	MDR	1.82	20	Vacant	V	w/Modesto connections	
037-021-080	R-2	14	MDR	0.15	2	Vacant	V	Lack of Water and Sewer	
037-041-036	R-2	14	MDR	3.12	34	Vacant	V	w/Modesto connections	
037-024-037	R-2	14	MDR	0.16	2	Vacant	V	Lack of Water and Sewer	
037-039-039	R-2	14	MDR	0.60	7	Vacant	V	w/Modesto connections	
037-020-079	R-2	14	MDR	0.22	2	Vacant	V	Lack of Water and Sewer	
037-020-038	R-2	14	MDR	0.15	2	Vacant	V	Lack of Water and Sewer	

Appendix 2

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2000-00989	2/12/09	1			1		1
BLD2000-00990	4/10/09	1			1		1
BLD2001-02342	11/21/07	1				1	1
BLD2002-02130	4/2/09	1			1		1
BLD2002-02946	3/11/08	1				1	1
BLD2003-00247	7/7/07	1			1		1
BLD2003-01059	2/17/09	1		1			1
BLD2003-01304	6/13/08	1				1	1
BLD2003-01604	4/10/08	1				1	1
BLD2003-02235	6/5/09	1			1		1
BLD2003-02236	6/10/09	1			1		1
BLD2009-02237	6/3/09	1			1		1
BLD2003-02733	6/12/08	1				1	1
BLD2003-03109	4/24/07	1				1	1
BLD2003-03519	3/20/08	1			1		1
BLD2004-00765	3/22/07	1		1			2
BLD2004-00772	1/18/07	1				1	1
BLD2004-01069	10/30/07	1				1	1
BLD2004-01074	4/8/08	1				1	1
BLD2004-01371	3/26/07	2		2			1
BLD2004-01652	2/1/07	1			1		1
BLD2004-01689	12/21/07	1		1			1
BLD2004-02277	3/20/09	1				1	1
BLD2004-02564	3/17/08	1				1	1
BLD2004-02603	7/30/07	1				1	1
BLD2004-02707	1/9/07	1				1	1
BLD2004-03252	10/29/07	1				1	1
BLD2004-03338	3/5/07	1				1	1
BLD2004-03396	1/18/07	1				1	1
BLD2004-03658	1/12/07	1				1	1
BLD2004-03674	3/12/07	1				1	1
BLD2004-03689	3/2/07	1				1	1
BLD2004-03770	3/18/08	1				1	1
BLD2005-00082	9/11/07	1				1	1
BLD2005-00097	2/16/07	1				1	1
BLD2005-00205	5/25/07	1		1			1
BLD2005-00397	8/22/08	1				1	1
BLD2005-00729	12/20/07	1				1	1
BLD2005-00800	7/6/07	1				1	1
BLD2005-00802	4/28/08	1		1			2
BLD2005-00847	2/6/07	1				1	1
BLD2005-00855	12/12/07	1				1	1
BLD2005-01062	5/22/09	1			1		1
BLD2005-01274	11/14/07	1				1	1
BLD2005-01309	9/18/07	1				1	1
BLD2005-01425	12/3/07	1				1	1
BLD2005-01430	1/31/07	1					
BLD2005-01501	5/20/08	1				1	1
BLD2005-01627	1/2/08	1				1	1
BLD2005-01654	4/10/08	1		1			1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2005-01942	5/22/08	1				1	1
BLD2005-02212	2/21/08	1				1	1
BLD2005-02227	9/12/08	1				1	1
BLD2005-02658	2/20/08	1				1	1
BLD2005-02709	4/16/08	1		1			2
BLD2005-02725	3/13/08	1				1	1
BLD2005-02726	2/20/08	1				1	1
BLD2005-02727	7/14/08	1			1		1
BLD2005-03193	1/7/09	1	1				1
BLD2005-03229	2/6/09	1				1	1
BLD2005-03271	8/26/08	1				1	1
BLD2005-03606	11/6/08	1				1	1
BLD2005-03831	1/3/08	1		1			1
BLD2005-03974	6/3/08	1				1	1
BLD2006-00144	1/7/08	1			1		1
BLD2006-00176	3/14/08	1				1	1
BLD2006-00181	12/11/07	1	1				2
BLD2006-00211	4/17/07	1				1	1
BLD2006-00221	2/29/08	1			1		1
BLD2006-00223	12/2/08	1			1		1
BLD2006-00240	1/4/08	1				1	1
BLD2006-00252	3/30/07	1				1	1
BLD2006-00254	4/3/07	1				1	1
BLD2006-00256	4/18/07	1				1	1
BLD2006-00257	7/28/08	1				1	1
BLD2006-00259	7/11/08	1				1	1
BLD2006-00260	3/14/08	1				1	1
BLD2006-00261	4/25/07	1				1	1
BLD2006-00333	3/16/07	1				1	1
BLD2006-00334	8/28/07	1				1	1
BLD2006-00362	10/4/07	1		1			2
BLD2006-00386	10/12/07	1				1	1
BLD2006-00409	6/13/07	1				1	1
BLD2006-00415	4/4/07	1		1			1
BLD2006-00462	1/30/07	1		1			2
BLD2006-00553	10/15/07	1				1	1
BLD2006-00588	8/13/07	1				1	1
BLD2006-00644	2/15/07	1				1	1
BLD2006-00692	12/27/07	1		1			1
BLD2006-00694	12/27/07	1		1			1
BLD2006-00705	5/15/07	1				1	1
BLD2006-00733	6/1/08	1				1	1
BLD2006-00747	4/21/09	1				1	1
BLD2006-00743	3/15/07	1				1	1
BLD2006-00745	3/15/07	1				1	1
BLD2006-00815	10/3/08	1				1	1
BLD2006-00817	3/12/09	1			1		2
BLD2006-00820	3/9/09	1			1		1
BLD2006-00821	8/28/07	1				1	1
BLD2006-00824	4/9/07	1				1	1
BLD2006-00823	5/7/08	1			1		1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2006-00825	8/6/08	1				1	1
BLD2006-00856	2/2/07	1			1		1
BLD2006-00857	1/18/07	1				1	1
BLD2006-00858	1/27/09	1			1		1
BLD2006-00859	1/28/08	1				1	1
BLD2006-00860	9/25/08	1				1	1
BLD2006-00861	5/29/08	1				1	1
BLD2006-00862	3/14/08	1				1	1
BLD2006-00864	1/11/07	1			1		1
BLD2006-00866	1/5/07	1					1
BLD2006-00875	1/29/09	1			1		1
BLD2006-00881	11/26/08	1			1		1
BLD2006-00882	2/6/09	1				1	1
BLD2006-00883	5/8/07	1				1	1
BLD2006-00907	10/23/07	1				1	1
BLD2006-00909	10/19/07	1				1	1
BLD2006-00921	10/19/07	1				1	1
BLD2006-00923	10/19/07	1				1	1
BLD2006-00975	7/18/07	1			1		1
BLD2006-01017	1/4/07	1		1			1
BLD2006-01117	2/1/07	1				1	1
BLD2006-01141	1/23/07	1		1			2
BLD2006-01145	5/22/07	1			1		1
BLD2006-01166	10/22/07	1				1	1
BLD2006-01168	10/22/07	1					1
BLD2006-01170	10/23/07	1				1	1
BLD2006-01171	10/22/07	1				1	1
BLD2006-01176	9/7/07	1				1	1
BLD2006-01210	2/16/07	1		1			1
BLD2006-01219	5/9/07	1				1	1
BLD2006-01222	3/26/09	1				1	1
BLD2006-01263	12/4/08	1		1			2
BLD2006-01296	1/12/07	1			1		1
BLD2006-01309	5/16/07	1				1	1
BLD2006-01315	12/2/08	1				1	1
BLD2006-01336	3/19/08	1		1			2
BLD2006-01374	3/2/07	1				1	1
BLD2006-01376	6/14/07	1				1	1
BLD2006-01378	12/13/07	1				1	1
BLD2006-01379	1/23/07	1				1	1
BLD2006-01461	3/23/07	1				1	1
BLD2006-01487	6/12/07	1				1	1
BLD2006-01488	6/1/07	1				1	1
BLD2006-01512	11/14/07	1				1	1
BLD2006-01516	3/2/07	1				1	1
BLD2006-01538	3/8/07	1				1	1
BLD2006-01539	3/8/07	1				1	1
BLD2006-01540	3/8/07	1				1	1
BLD2006-01541	3/8/07	1				1	1
BLD2006-01542	3/16/07	1				1	1
BLD2006-01543	3/16/07	1				1	1
BLD2006-01544	3/20/07	1				1	1
BLD2006-01545	3/22/07	1				1	1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2006-01546	3/26/07	1				1	1
BLD2006-01547	3/22/07	1				1	1
BLD2006-01549	1/3/08	1			1		1
BLD2006-01550	11/27/07	1				1	1
BLD2006-01551	1/3/08	1				1	1
BLD2006-01552	1/3/08	1				1	1
BLD2006-01553	11/27/07	1				1	1
BLD2006-01554	6/5/07	1				1	1
BLD2006-01555	4/24/07	1				1	1
BLD2006-01556	6/5/07	1				1	1
BLD2006-01557	4/24/07	1				1	1
BLD2006-01558	6/5/07	1				1	1
BLD2006-01560	4/17/07	1				1	1
BLD2006-01577	8/17/07	1			1		1
BLD2006-01580	12/12/07	1				1	1
BLD2006-01598	2/28/07	1				1	1
BLD2006-01712	10/3/07	1			1		1
BLD2006-01732	7/18/07	1				1	1
BLD2006-01747	2/15/07	1				1	1
BLD2006-01748	10/18/07	1				1	1
BLD2006-01750	3/6/07	1				1	1
BLD2006-01751	2/26/07	1			1		1
BLD2006-01754	3/11/09	1			1		1
BLD2006-01755	8/19/08	1		1			2
BLD2006-01782	1/9/07	1		1			1
BLD2006-01787	1/11/07	1				1	1
BLD2006-01824	8/1/08	1				1	1
BLD2006-01837	6/8/07	1				1	1
BLD2006-01894	7/11/07	1				1	1
BLD2006-01911	6/8/07	1				1	1
BLD2006-01912	10/3/08	1			1		1
BLD2006-01913	4/3/07	1				1	1
BLD2006-01985	2/1/07	1				1	1
BLD2006-01995	11/6/08	1				1	1
BLD2006-02013	8/27/07	1				1	1
BLD2006-02049	3/15/07	1				1	1
BLD2006-02052	7/19/07	1				1	1
BLD2006-02120	2/26/08	1				1	1
BLD2006-02122	2/26/08	1		1			1
BLD2006-02138	10/3/07	1				1	1
BLD2006-02204	1/22/07	1			1		1
BLD2006-02212	6/15/07	1				1	1
BLD2006-02236	1/5/07	1				1	1
BLD2006-02237	1/2/07	1	1				1
BLD2006-02238	1/11/07	1				1	1
BLD2006-02239	2/7/07	1				1	1
BLD2006-02250	8/22/07	1				1	1
BLD2006-02283	5/20/09	1				1	1
BLD2006-02399	10/5/07	1				1	1
BLD2006-02413	3/1/07	1				1	1
BLD2006-02414	2/26/07	1				1	1
BLD2006-02415	1/25/07	1				1	1
BLD2006-02416	2/16/07	1				1	1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second-Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2006-02417	2/15/07	1				1	1
BLD2006-02418	2/14/07	1				1	1
BLD2006-02419	2/1/07	1			1		1
BLD2006-02420	2/8/07	1				1	1
BLD2006-02482	7/10/07	1			1		1
BLD2006-02483	6/26/07	1				1	1
BLD2006-02484	6/26/07	1				1	1
BLD2006-02485	6/21/07	1				1	1
BLD2006-02486	6/21/07	1			1		1
BLD2006-02487	8/7/07	1			1		1
BLD2006-02488	8/7/07	1			1		1
BLD2006-02489	8/8/07	1			1		1
BLD2006-02490	8/14/07	1				1	1
BLD2006-02491	8/14/07	1			1		1
BLD2006-02492	8/14/07	1				1	1
BLD2006-02493	8/16/07	1			1		1
BLD2006-02338	8/8/07	1			1		2
BLD2006-02628	10/30/07	1			1		1
BLD2006-02630	12/4/07	1				1	1
BLD2006-02632	10/23/07	1			1		1
BLD2006-02633	10/17/07	1				1	1
BLD2006-02634	11/20/07	1			1		1
BLD2006-02635	2/27/08	1			1		1
BLD2006-02636	12/4/07	1				1	1
BLD2006-02637	11/6/07	1			1		1
BLD2006-02638	12/21/07	1			1		1
BLD2006-02682	5/25/07	1				1	1
BLD2006-02687	1/12/07	1			1		2
BLD2006-02712	9/23/08	1				1	1
BLD2006-02742	11/14/07	1			1		2
BLD2006-02743	2/12/09	1			1		1
BLD2006-02812	2/25/08	1				1	1
BLD2006-02836	12/23/08	1			1		1
BLD2006-02863	3/29/07	1			1		2
BLD2006-02958	1/5/07	1			1		1
BLD2006-02959	2/23/07	1			1		1
BLD2006-03040	8/8/07	1				1	1
BLD2006-03096	3/21/08	1		1			2
BLD2006-03099	5/11/07	1				1	1
BLD2006-03104	3/23/07	1		1			1
BLD2006-03105	9/18/07	1				1	1
BLD2006-03109	2/21/07	1			1		2
BLD2006-03177	2/27/08	1		1			1
BLD2006-03196	10/23/07	1				1	1
BLD2006-03241	7/24/07	1				1	1
BLD2006-03242	7/24/07	1				1	1
BLD2006-03243	7/6/07	1				1	1
BLD2006-03244	7/3/07	1				1	1
BLD2006-03245	7/2/07	1			1		1
BLD2006-03246	6/1/07	1				1	1
BLD2006-03247	6/7/07	1				1	1
BLD2006-03248	6/13/07	1				1	1
BLD2006-03249	7/2/07	1				1	1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2006-03250	6/22/07	1				1	1
BLD2006-03251	5/11/07	1				1	1
BLD2006-03252	5/15/07	1				1	1
BLD2006-03253	5/17/07	1				1	1
BLD2006-03254	5/17/07	1				1	1
BLD2006-03255	5/22/07	1				1	1
BLD2006-03257	6/1/07	1				1	1
BLD2006-03272	10/5/07	1		1			1
BLD2006-03311	11/20/07	1			1		1
BLD2006-03315	11/20/07	1				1	1
BLD2006-03317	3/11/08	1				1	1
BLD2006-03318	12/6/07	1				1	1
BLD2006-03319	2/26/08	1				1	1
BLD2006-03320	12/18/07	1				1	1
BLD2006-03322	12/4/07	1				1	1
BLD2006-03323	12/18/07	1				1	1
BLD2006-03324	12/4/07	1				1	1
BLD2006-03321	1/24/08	1				1	1
BLD2006-03363	2/12/09	1			1		1
BLD2006-03368	8/19/08	1				1	1
BLD2006-03383	7/17/07	1				1	1
BLD2006-03421	4/15/08	1				1	1
BLD2006-03445	3/12/07	1	1				1
BLD2006-03500	8/23/07	1				1	1
BLD2006-03512	2/20/07	1				1	1
BLD2006-03526	2/28/07	1	1				2
BLD2006-03557	1/12/07	1		1			2
BLD2006-03559	11/5/07	1				1	1
BLD2006-03589	1/31/08	1				1	1
BLD2006-03585	7/19/07	1				1	1
BLD2006-03609	12/3/07	1				1	1
BLD2006-03645	2/27/09	1				1	1
BLD2006-03663	7/16/07	1				1	1
BLD2006-03665	6/26/07	1		1			2
BLD2006-03667	8/7/08	1				1	1
BLD2006-03668	3/9/07	1				1	1
BLD2006-03672	5/10/07	1				1	1
BLD2006-03673	3/1/07	1				1	1
BLD2006-03674	3/5/07	1				1	1
BLD2006-03686	6/18/09	1				1	1
BLD2006-03680	3/20/08	1		1			2
BLD2006-03691	9/6/07	1				1	1
BLD2006-03698	4/5/07	1				1	1
BLD2006-03763	6/15/07	1			1		2
BLD2006-03796	10/9/07	1				1	1
BLD2006-03808	10/26/07	1				1	1
BLD2006-03881	10/19/07	1				1	1
BLD2006-03912	4/22/08	1				1	1
BLD2006-03923	10/11/07	1		1			1
BLD2006-03932	9/26/07	1		1			1
BLD2006-03948	3/30/07	1				1	1
BLD2006-03949	10/2/07	1				1	1
BLD2006-03952	2/4/09	1				1	1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2006-03958	11/1/07	1			1		1
BLD2006-03970	6/5/08	1				1	1
BLD2006-03979	1/31/08	1				1	1
BLD2006-03985	5/7/07	1			1		1
BLD2007-03991	5/30/07	1		1			1
BLD2007-04015	4/4/07	1		1			1
BLD2007-04030	8/1/07	1		1			1
BLD2006-04033	1/31/08	1				1	1
BLD2006-04035	9/18/08	1				1	1
BLD2007-00017	2/4/09	1				1	1
BLD2007-00023	12/12/08	1				1	1
BLD2007-00054	4/11/07	1			1		1
BLD2007-00060	8/10/07	1				1	1
BLD2007-00128	5/8/07	1			1		1
BLD2007-00138	3/12/07	1			1		2
BLD2007-00148	7/18/07	1		1			1
BLD2007-00149	1/28/08	1		1			1
BLD2007-00150	7/31/07	1			1		1
BLD2007-00151	10/10/07	1			1		1
BLD2007-00199	6/30/08	1				1	1
BLD2007-00208	6/12/07	1		1			2
BLD2007-00222	3/12/08	1			1		1
BLD2007-00234	6/25/07	1				1	1
BLD2007-00235	6/28/07	1				1	1
BLD2007-00266	2/5/08	1				1	1
BLD2007-00294	6/18/07	1		1			2
BLD2007-00300	8/3/07	1		1			1
BLD2007-00348	4/29/09	1				1	1
BLD2007-00386	1/25/08	1			1		1
BLD2007-00396	6/29/07	1			1		1
BLD2007-00403	7/3/08	1				1	1
BLD2007-00419	9/4/07	1				1	1
BLD2007-00424	9/13/07	1				1	1
BLD2007-00451	5/23/08	1				1	1
BLD2007-00452	6/3/08	1				1	1
BLD2007-00453	5/23/08	1				1	1
BLD2007-00454	6/3/08	1				1	1
BLD2007-00455	5/28/08	1				1	1
BLD2007-00456	5/28/08	1				1	1
BLD2007-00457	8/14/08	1				1	1
BLD2007-00458	8/15/08	1				1	1
BLD2007-00459	8/19/08	1				1	1
BLD2007-00460	8/19/08	1				1	1
BLD2007-00461	8/19/08	1				1	1
BLD2007-00464	10/28/08	1				1	1
BLD2007-00465	10/28/08	1				1	1
BLD2007-00466	10/6/08	1				1	1
BLD2007-00484	2/13/07	1		1			2
BLD2007-00492	1/25/08	1				1	1
BLD2007-00517	5/31/07	1				1	1
BLD2007-00518	6/1/07	1					1
BLD2007-00534	8/6/08	1		1			2
BLD2007-00612	11/26/08	1				1	1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second-Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2007-00618	6/18/07	1			1		1
BLD2007-00645	7/5/07	1				1	1
BLD2007-00777	3/5/08	1				1	1
BLD2007-00778	8/7/07	1				1	1
BLD2007-00779	6/22/07	1				1	1
BLD2007-00784	8/7/08	1			1		1
BLD2007-00791	5/9/08	1				1	1
BLD2007-00795	6/4/08	1				1	1
BLD2007-00832	6/1/07	1		1			2
BLD2007-00843	12/12/07	1				1	1
BLD2007-00864	6/18/07	1		1			2
BLD2007-00865	6/19/07	1		1			2
BLD2007-00871	2/6/08	1				1	1
BLD2007-00882	8/18/08	1				1	1
BLD2007-00886	12/5/07	1			1		1
BLD2007-00917	7/25/07	1		1			2
BLD2007-00933	5/30/07	1		1			2
BLD2007-00964	8/14/07	1			1		1
BLD2007-01069	7/6/09	1				1	1
BLD2007-01136	12/4/07	1				1	1
BLD2007-01137	1/31/08	1			1		1
BLD2007-01138	6/2/08	1			1		1
BLD2007-01139	8/2/07	1			1		2
BLD2007-01144	9/26/08	1				1	1
BLD2007-01231	2/12/09	1				1	1
BLD2007-01244	8/10/07	1				1	1
BLD2007-01331	2/12/09	1				1	1
BLD2007-01336	7/16/08	1				1	1
BLD2007-01359	3/18/08	1				1	1
BLD2007-01361	6/11/08	1				1	1
BLD2007-01362	9/14/07	1				1	1
BLD2007-01418	3/5/08	1		1			1
BLD2007-01422	7/3/08	1				1	1
BLD2007-01442	1/16/08	1		1			2
BLD2007-01571	9/27/07	1				1	1
BLD2007-01657	4/24/08	1				1	1
BLD2007-01658	5/15/08	1		1			2
BLD2007-01683	3/13/08	1			1		1
BLD2007-01684	3/5/08	1			1		1
BLD2007-01685	3/5/08	1			1		1
BLD2007-01686	3/5/08	1			1		1
BLD2007-01687	3/6/08	1			1		1
BLD2007-01688	3/6/08	1			1		1
BLD2007-01689	3/13/08	1			1		1
BLD2007-01690	3/18/08	1			1		1
BLD2007-01691	3/18/08	1			1		1
BLD2007-01692	3/24/08	1			1		1
BLD2007-01693	3/24/08	1			1		1
BLD2007-01694	3/24/08	1			1		1
BLD2007-01738	9/18/08	1			1		1
BLD2007-01857	5/21/09	1				1	1
BLD2007-01924	11/20/08	1			1		2
BLD2007-01964	3/20/08	1				1	1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2007-02027	4/23/08	1				1	1
BLD2007-02033	7/30/07	1		1			2
BLD2007-02034	7/30/07	1		1			2
BLD2007-02120	11/5/07	1				1	1
BLD2007-02136	12/1/07	1			1		1
BLD2007-02167	3/6/08	1		1			2
BLD2007-02173	9/26/08	1				1	1
BLD2007-02276	7/3/08	1				1	1
BLD2007-02309	3/20/09	1		1			2
BLD2007-02314	1/3/07	1			1		2
BLD2007-02423	6/6/08	1				1	1
BLD2007-02524	8/4/08	1				1	1
BLD2007-02531	10/3/08	1				1	1
BLD2007-02614	7/25/08	1			1		1
BLD2007-02615	7/25/08	1			1		1
BLD2007-02616	7/21/08	1			1		1
BLD2007-02617	7/25/08	1			1		1
BLD2007-02618	7/21/08	1		1			1
BLD2007-02619	9/3/08	1			1		1
BLD2007-02620	9/2/08	1			1		1
BLD2007-02621	9/9/08	1			1		1
BLD2007-02622	9/9/08	1				1	1
BLD2007-02623	9/2/08	1				1	1
BLD2007-02722	6/23/08	1			1		2
BLD2007-02766	8/1/08	1				1	1
BLD2007-02768	8/22/08	1			1		2
BLD2007-02822	4/14/08	1			1		2
BLD2007-02920	1/10/08	1		1			3
BLD2007-02943	4/4/08	1				1	1
BLD2007-02969	12/28/07	1			1		2
BLD2007-02985	7/29/08	1		1			2
BLD2007-03025	2/7/08	1			1		2
BLD2007-03027	3/30/09	1			1		2
BLD2007-03220	5/5/09	1				1	1
BLD2007-03237	4/1/08	1		1			1
BLD2007-03258	12/17/08	1				1	1
BLD2007-03390	12/24/08	1				1	1
BLD2007-03423	7/23/08	1				1	1
BLD2007-03472	1/27/09	1				1	1
BLD2007-03475	2/13/09	1				1	1
BLD2007-03477	3/17/08	1			1		1
BLD2007-03499	8/20/08	1				1	1
BLD2007-03592	6/19/09	1				1	1
BLD2007-03605	4/8/08	1			1		1
BLD2007-03705	1/12/08	1					1
BLD2007-03762	4/27/09	1	1				2
BLD2007-03778	10/10/08	1				1	1
BLD2007-03780	2/26/09	1			1		1
BLD2007-03781	9/2/08	1				1	1
BLD2007-03783	7/21/08	1			1		1
BLD2007-03795	2/13/09	1			1		2
BLD2007-03810	9/19/08	1			1		1
BLD2007-03811	9/10/08	1			1		1

UNITS BUILT (WITH FINAL INSPECTIONS) FROM JANUARY 1, 2007 TO JULY 21, 2009

Building Permit #	Date	Total Units	Units by Income Level				Methodology of Affordability Determination (1) Sales price/valuation (2) Second Units/MH Rent Levels (3) Type of Subsidy
			VL	L	M	AM	
BLD2007-03812	9/16/08	1			1		1
BLD2007-03814	6/6/08	1			1		1
BLD2007-03815	7/2/09	1			1		1
BLD2007-03816	6/11/09	1				1	1
BLD2007-03816	6/11/09	1			1		1
BLD2997-03817	7/2/09	1		1			1
BLD2007-03818	12/8/08	1			1		1
BLD2007-03825	6/17/09	1				1	1
BLD2008-00010	2/9/09	1		1			1
BLD2008-00016	10/2/08	1			1		2
BLD2008-00150	11/13/08	1				1	1
BLD2008-00363	11/25/08	1		1			2
BLD2008-00463	3/20/08	1		1			2
BLD2008-00599	8/5/08	1		1			2
BLD2008-00658	8/15/08	1				1	1
BLD2008-00659	8/19/08	1				1	1
BLD2008-00660	8/15/08	1				1	1
BLD2008-00661	8/19/08	1				1	1
BLD2008-00662	8/19/08	1				1	1
BLD2008-00663	10/6/08	1				1	1
BLD2008-00664	10/6/08	1				1	1
BLD2008-00665	10/28/08	1				1	1
BLD2008-00666	10/28/08	1				1	1
BLD2008-00672	10/6/08	1				1	1
BLD2008-00744	6/13/08	1		1			2
BLD2008-00944	4/10/09	1		1			2
BLD2008-00945	4/10/09	1		1			1
BLD2008-00958	5/29/08	1		1			2
BLD2008-01217	7/8/09	1			1		2
BLD2008-01218	11/5/08	1			1		1
BLD2008-01309	11/5/08	1			1		1
BLD2008-01312	8/18/08	1		1			2
BLD2008-01357	3/13/09	1		1			1
BLD2008-01415	12/11/08	1			1		1
BLD2008-01431	11/6/08	1		1			2
BLD2008-01495	7/8/09	1				1	1
BLD2008-02168	4/3/09	1			1		1
BLD2008-02465	1/30/09	1			1		1
BLD2008-02622	3/30/09	1		1			2
BLD2008-02642	3/23/09	1			1		1
BLD2008-02645	12/11/08	1		1			2
BLD2008-02654	4/3/09	1		1			2
BLD2009-00178	2/10/09	1	1				2
BLD1999-01082	2/26/09	1				1	1
TOTAL			7	73	125	307	

Appendix 3

PROGRESS TOWARDS MEETING 2003 HOUSING ELEMENT GOALS AND OBJECTIVES

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program1-1: First-time Homebuyer Program through the County Redevelopment Agency and HOME Consortium Timing: 2001-2009 Responsibility: Redevelopment Agency, HOME Program, Planning Department	Assist in the funding of 25 VLI, LI and MI Households	The County has facilitated a total of 58 first-time homebuyer loans for targeted income households since 2001.	Successful ongoing program has exceeded expectations.	The County will continue to participate in this program through all funding sources available.
Program 1-2: In partnership with HUD and local non-profit, establish a Community Development Corp. to finance residential and business loans. Timing: 2000-2005 Responsibility: Co. CEO, Planning Dept., Redevelopment Agency, Private Investors and Local Banks	Finance 10 VLI and LI units	This specific program was not implemented. However, the City of Modesto, multiple other organizations and Stanislaus County obtained a U.S. Department of Justice Weed and Seed Designation for an area named Paradise South. Through this designation, grant funding is available for a period of five years to take a wholesale approach to improving a targeted neighborhood.	The Weed and Seed program has been an effective collaborative approach to improving a targeted area in Stanislaus County.	The County will continue to be an active participant in this program through its duration.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 1-3: Continue interagency coordination and support to reach common housing goals. Timing: Ongoing Responsibility: Planning Department, Housing Authority, Public Facilities Fee Committee, Housing and Support Services Collaborative	NA	The County offers deferred public facility fees for very-low and low-income housing.	Successful ongoing effort. The County has a wide variety of partnerships with various agencies to meet the housing needs of County residents.	The County will continue existing partnerships and seek new ones
Program 1-4: Participate with agencies that provide first-time homebuyer training. Timing: 2001-2009 Responsibility: Planning Department, Redevelopment Agency, Stanislaus County Affordable Housing Corporation	NA	The County is or has worked with Self-Help Enterprises, By Design Financial, Community Housing and Shelter Services, the City of Turlock and the City of Modesto, who all provide first-time homebuyer training.	This program has been successful, with the goal of educating targeted income households prior to purchasing a home to gain a better understanding of the home buying process, and consequently determine whether they have the financial means to purchase and maintain a home.	The County will continue to insure that first-time homebuyers participating in County programs have counseling through qualified agencies that provide first-time homebuyer training.
Program 1-5: Continue to participate in a local housing services collaborative to coordinate local housing efforts.	NA	The County is involved with multiple collaborations such as Habitat for Humanity, the Housing Authority, United Way, and No Homeowner Left Behind to coordinate housing efforts.	The County continues to successfully develop collaboratives related to a variety of housing services to maximize options available to residents.	The County will continue to expand its collaborations in order to maximize housing efforts.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 1-6: Implementation of the Density Bonus Ordinance Timing: 2001- 2009 Responsibility: Planning Department	50 LI and MI units	No additional units have been created since 2001 utilizing this program.	Although this program has been promoted with developers, none have utilized it.	The County will continue to promote the State Density Bonus Law.
Program 1-7: Establish a Housing Trust Fund to provide for targeted income housing. Timing: 2001- 2008 Responsibility: Planning Department, Stanislaus County Housing Authority, Building Industry Association of Central California	100 VL,L and MI units	There have been preliminary discussions regarding this program, but nothing has been established to date.	Further discussions regarding this program have experienced delays due to focus on several other new programs that are addressing the foreclosure crisis in Stanislaus County.	The County will keep this program for potential utilization during the new Housing Element cycle.
Program 1-8: County and interested cities will prepare a ballot measure for yearly allocation of low- income housing units (Article 34) Timing: 2005 Responsibility: Planning Department, Stanislaus County Housing Authority, Cities	50 VLI and LI units	No ballot measure has been prepared and/or adopted to date.	There has not been an expressed interest from County jurisdictions themselves to develop, construct or acquire low- income housing at this time, but prefer to assist the private market in these endeavors.	The County and participating cities will prepare a ballot measure upon a demonstrated need/desire.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 1-9: Continue to enforce federal and State laws to provide minimum health and safety standards in housing and other structures. Timing: Ongoing Responsibility: Public Works department, Development Services Division, Department of Environmental Resources,	NA	The County continues to enforce all minimum health and safety standards for each permit review.	All regulations have been consistently enforced.	County will continue to enforce all laws pertaining to health and safety standards in structures
Program 1-10: Continue to encourage building and design standards that conserve energy and utilize alternative energy sources. Timing: Ongoing Responsibility: Public Works Dept., PG&E, Modesto Irrigation District, Turlock Irrigation District	NA	The County continues to encourage energy conservation and alternative energy sources, and is incorporating more features in home rehabilitations to increase affordability while at the same time conserve resources.	The County is currently expanding into new programs to incorporate energy efficiency into assisted housing units.	The County will not only continue to encourage energy conservation, but will increase its efforts to seek ways to incorporate energy conservation methods in housing projects throughout the County.
Program 1-11: Continue to cooperate with the Housing Authority's administration of the Mortgage Credit Certificate Program. Timing: 2001-2009 Responsibility: Board of Supervisors, Planning Department, Housing Authority	105 VLI and LI households	This program is no longer administered by the Housing Authority, since it was not viable during the housing peak. Stanislaus County has assigned their fair share allocation to CRHMFA Homebuyers Fund (CHF) for the inclusion in their Single Family Bond Pool.	The County has the opportunity to annually review the market conditions to determine whether it is advantageous or feasible to administer this program within the County again.	The County will continue to monitor the market to determine whether this program should be reinstated within Stanislaus County.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 1-12: Continue to support second loan programs offered by the California Rural Home Mortgage Finance Authority, such as California Gold and Access Timing: 2001-2009 Responsibility: Local Banks and Mortgage Companies	105 VLI and LI households	The California Rural Home Mortgage Finance Authority continues to offer a variety of loan and grant programs to low and very low income households, including those in Stanislaus County.	CRHMFA's programs offer housing assistance options to very low and low income households in rural areas.	The County will continue to support programs offered through the California Rural Home Mortgage Finance Authority.
Program 1-13: Establish program between Turlock and the County to construct senior housing with affordable rents. Timing: 2001-06 Responsibility: HOME Program, Planning Department	50 VLI and LI Senior Households	No senior units have been produced to date in Turlock through the HOME program. However, the County HOME consortia is redesigning the funding allocation methodology to make affordable housing, with a target population of seniors, more attainable for the consortia members. Patterson is anticipating a second phase of a sr. project in the next 5 years.	Redesigning the funding allocation and having a longer term view of targeting senior housing throughout the HOME program consortia partners is a new approach that has the potential produce better results than in the past.	The County, as a member of the HOME consortium, will support the countywide efforts to make affordable housing, including senior housing, easier to attain through improved funding allocations.
Program 1-14: County will explore feasibility of an inclusionary housing program. Timing: 2004-2005 Responsibility: Planning Department	10% of development project greater than 10 units	The County has had preliminary discussions regarding inclusionary housing.	The County has focused on second units, mobile homes, and rehab./resale for affordable housing to date, but there may be some opportunities for inclusionary housing in larger projects.	The County will continue to explore the feasibility of an inclusionary housing program.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 2-1: Seek available funding for special needs housing. Timing: 2001-2009 Responsibility: Planning Department, Stanislaus County Housing Authority	200 VLI and LI units	The Housing Authority has rehabilitated a total of 274 farmworker units.	The Housing Authority has been successful in securing Serna, USDA and other funds for the rehabilitation of farmworker housing throughout the County.	The County will continue to work with and support the Housing Authority in seeking funding for special needs groups.
Program 2-2: Continue to review plans for compliance with accessibility for disabled and handicapped. Timing: Ongoing Responsibility: Public Works Department, Disability Resource Agency for Independent Living	NA	The County routinely reviews all plans for compliance with accessibility for disabled and handicapped.	This program has been built into the plan review process.	The County will continue to review plans for compliance with accessibility for disabled and handicapped.
Program 2-3: Work with Project Sentinel to respond to housing complaints. Timing: Ongoing Responsibility: Project Sentinel	105 dispute cases, distribute 3,500 Fair Housing brochures, and field 700 telephone calls	For 2006 and 2007 alone, Project Sentinel provided information and referral services to 457 individuals, fair housing investigation services to 48 documented complaints, and consultation/education to 166 landlord/tenant dispute cases.	The County has had a very successful partnership with Project Sentinel	The County will continue to work with Project Sentinel to respond to housing complaints

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 2-4: Continue to enforce federal and state laws prohibiting housing discrimination Timing: Ongoing Responsibility: Planning Department, Stanislaus County Housing Authority	NA	Project Sentinel investigates housing discrimination complaints for the County.	The County has had a successful partnership with Project Sentinel.	The County will continue to work with Project Sentinel to enforce housing discrimination laws.
Program 2-5: Continue to provide housing information and referral to targeted income persons and special needs groups Timing: Ongoing Responsibility: Department of Social Services, Stanislaus County Housing Authority, Central Valley Information and Referral (United Way), Planning Department, Veteran's affairs/Area Agency on Aging	NA	The County continues to provide housing information and referrals to targeted income persons and special needs groups.	Efforts to provide information have increased over the timeframe of the Housing Element with upgrades to the County's website and housing resources, along with the national 2-1-1 referral system, and Community Resource Handbook produced by the City of Turlock.	The County will continue to provide housing information and referrals to targeted income persons and special needs groups.
Program 2-6: Continue to allow farmworker housing in agricultural zones. Timing: 2001-2009 Responsibility: Planning Department	150 permits for VLI units	A total of 83 permits were issued for farmworker housing units in agricultural zones from 2001-2009	Although the projected goal was not met, this program continues to serve the housing needs of farmworkers throughout the County.	The County will continue to allow farmworker housing in agricultural zones.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 2-7: Continue to assist Housing Authority in administering housing programs for farm worker housing. Timing: 2001-2009 Responsibility: Planning Department, Redevelopment Agency, Stanislaus county Housing Authority	Rehabilitate or construct 75 VLI units	The Housing Authority has rehabilitated a total of 274 farmworker units throughout the County over the timeframe of the previous Housing Element.	The County continues to have a successful partnership with the Housing Authority. Farmworker housing units were rehabilitated throughout the County.	The County will continue its this program
Program 2-8: Continue to allow construction of second units in single-family residential areas. Timing: 2001-2009 Responsibility: Planning Department	50 VLI units	From the period of Jan. 2007-July 2009 alone, a total of 42 permits for second units have been documented.	The numbers of second units are increasing over time as infrastructure improvements are made in unincorporated communities throughout Stanislaus County.	The County will continue to support the construction of second units in single family residential areas.
Program 2-9: Continue to provide vouchers for temporary shelter for TANF recipients, as well as referrals to services for the homeless. Timing: 2001-2009 Responsibility: Planning Department	195 vouchers; 700 VLI persons	Stanislaus County contracts with CHSS to provide these services. A minimum of \$20,000 per year is typically allocated. In FY 2009-10, \$65,812 was allocated, and the program projects that 1080 individuals in 360 household will receive housing counseling, up to 135 individuals in 45 households will receive assistance with move-in rent or rent to avoid eviction	Support for homeless services is particularly important during the current economic downturn.	The County will continue to support the temporary shelter vouchers, and referrals to homeless services.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 2-10: Identify sites in partnership with Modesto and Turlock suitable for homeless shelters and transitional housing. Timing: 2001-2009 Responsibility: Stanislaus County, Cities of Modesto and Turlock, Housing and Support Services Collaborative	50 VLI adults	Discussions with Turlock are ongoing, although no specific sites have been identified.	The County remains open to discussions with Turlock.	This Housing Element contains a program to specifically identify zones where emergency shelters and traditional housing may be located.
Program 2-11: Participate in rehab. of a facility for women and children. Timing: 2002-2004 Responsibility: Planning Department	50 VLI women and children	Through the CDBG Emergency Shelter Program, the County assisted Inter-Faith Ministries in the rehabilitation of the Redwood Family Center, a transitional shelter for women with children. A total of 300 women and children were served in 2007-08 alone.	The CDBG ESG Program successfully assisted in providing a suitable living environment for the residents of the Redwood Family Center.	The County CDBG Emergency Shelter Grant program will continue to be utilized to assist individuals and families with transitional housing needs.
Program 3-1: Participate in housing rehabilitation program. Timing: 2001-2009 Responsibility: Redevelopment Agency, Planning Department	60 VLI, LI and MI households	51 rehabs for targeted income households occurred since 2001.	This program has been successful and the County has been building stronger ties with non profits and the Housing Authority, and has increased funding sources to grow the capacity of this program.	The County will continue to expand this program, which is one of its core programs to assist targeted income households in unincorporated areas.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 3-2: Continue minor home repair program for targeted-income households. Timing: 2001-2009 Responsibility: Planning and Community Development	40 VLI and LI households	44 minor repairs for targeted income households were completed	This program has been successful and the County has been building stronger ties with non profits and the Housing Authority, and has increased funding sources to grow the capacity of this program.	The County will continue to expand this program, which is one of its core programs to assist targeted income households in unincorporated areas.
Program 3-3: Construct or rehab. municipal utility services in lower income unincorporated areas. Timing: 2001-2009 Responsibility: Redevelopment Agency, Public Works	5,325 VLI, LI and MI households	A minimum of 3,223 targeted income households benefitted from new or improved municipal utility services.	Although the projected target number was not reached, the County has been and continues to be successful in addressing deficiencies with available resources.	The County and Redevelopment Agency will continue to address municipal utility service deficiencies in targeted income unincorporated areas. One is nearly complete in Keyes, and others in Empire and the Airport Neighborhood are underway.
Program 3-4: County and City of Modesto to partner with a community organization to prepare and implement a Neighborhood Revitalization Strategy in a VL and LI neighborhood. Timing: 2001-2009 Responsibility: Stanislaus County, City of Modesto	376 VLI, LI and MI households	The County and City of Modesto participated in the designation of the Paradise-South Weed and Seed area in West Modesto in 2006, which is now targeting crime, gang activity, blight, and providing social services and neighborhood revitalization.	The Weed and Seed area is a successful collaboration of a broad base of community agencies and organizations all focused on the revitalization of the Paradise-South neighborhood.	Stanislaus County will continue its involvement in Weed and Seed area efforts.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 4-1: Annually review General Plan, community plans, and zoning designations to ensure that land is available to meet local housing goals. Timing: Annual Responsibility: Planning Department, General Plan Update Committee	NA	During the timeframe of the 2003 Housing Element, the Salida Community Plan was amended to accommodate up to 5,000 additional housing units which will help meet projected housing goals.	The size of the Salida Community Plan Amendment will go a long way towards meeting the housing goals of unincorporated Stanislaus County.	The County will continue to annually review adopted land use documents to ensure that land is available to meet local housing goals.
Program 4-2: Maintain residential land inventory in unincorporated areas to begin computer database. Timing: Ongoing Responsibility: Planning Department, Public Works GIS Division	NA	A database was begun with the preparation of the current Housing Element, and is being further refined / improved with this update.	Improvements in technology have enabled the County to expand the content of its land inventory database.	The County will continue to expand and improve its computer land inventory database.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 4-3: Establish Community Services Districts or County Service Areas for the provision of services such as landscape maintenance, parks, and sewer and water service. Timing: Ongoing Responsibility: Department of Environmental Resources, Planning Department, Public Works Department, LAFCO	NA	Since 2001, County Service Areas #17-#26 were formed to provide for storm drainage, park maintenance, and landscape maintenance in unincorporated County areas.	The County has successfully utilized CSAs over the timeframe of the 2003 Housing Element for a variety of ongoing maintenance and service needs.	The County will continue to actively utilize CSAs to provide for the provision of services.
Program 4-4: Partner with agencies such as Habitat for Humanity and the Housing Authority to construct housing for targeted income households. Timing: 2002-2009 Responsibility: Planning Department, Board of Supervisors	Purchase 20 residential lots to construct housing for VLI and LI households.	The County Redevelopment Agency partnered with Habitat for Humanity to purchase 8 lots to construct housing for targeted income households from 2007-09.	Although targeted goals were not reached, the acquisition process was established, and the program is up and running. The County and the Housing Authority are now working together to purchase bank-owned foreclosed homes to sell to targeted income households.	Now that partnerships and processes have been established, the County will continue the program to purchase residential properties to sell to targeted income households.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 4-5: Establish minimum residential densities. Timing: 2004 Responsibility: Planning Department	To realize the residential development of parcels to their designated densities	Discussions have taken place, but adoption of minimum residential densities has not occurred to date.	Progress towards adoption needs to move forward.	The establishment of minimum residential densities will continue to be a goal in the new Housing Element.
Program 4-6: Establish standards and identify properties for mixed-use for commercial and residential uses. Timing: 2004-2009 Responsibility: Planning Department, Redevelopment Agency	To realize different means to achieve additional, affordable housing opportunities	The Zoning Ordinance now allows apts. and duplexes in the C-1 zone; mobile homes, single family and one apt. accessory to a commercial use in the C-2 zone, and apartments, duplexes and mobile home parks with a Conditional Use Permit in the H-1 zone.	Although mixed use is now allowed in three zones, specific property identification could promote this type of development.	The County will continue to promote mixed-use for commercial and residential, refine or expand standards as appropriate, and identify specific properties for this purpose.
Program 4-7: Acquire and consolidate lots to assist in development of multi-family housing. Timing: Begin in 2004-2005 Responsibility: Planning Department, Redevelopment Agency, HOME Program	12 affordable multi-family units	The County Redevelopment Agency is assisting an affordable housing developer with pre-development costs for the construction of 150 targeted income multiple housing units on three parcels to be consolidated, which are located in the County, as well as the City of Modesto Redevelopment area.	The partnership with the City of Modesto and an affordable housing developer have made it possible to far exceed the targeted number of assisted units.	The County will continue to seek to assist in the development of multi-family housing.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 5-1: Review existing regulations annually to identify barriers to affordable housing. Timing: Annually Responsibility: Planning Department, Chief Executive Office	NA	The County continues to review existing regulations to identify barriers to affordable housing.	To strengthen this program, it will be recommended to also review any proposed new regulations to identify potential barriers and make recommended changes	The County will continue to annually review existing as well as new regulations to identify barriers to affordable housing.
Program 5-2: Facilitate annual conference for the public to discuss local housing issues and suggest removal of barriers to affordable housing. Timing: Annually Responsibility: Planning Department, Board of Supervisors, Redevelopment Agency	NA	Opportunities for the public to discuss local housing issues are provided at the County's annual retreats, which are described in Program 5-3 below.	The annual retreats have been a successful means to distribute housing information and receive input from the community.	Delete and combine with Program 5-3

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 5-3: Facilitate an annual retreat for community groups and members to disseminate information relative to County services, and network with other groups. Timing: Annually Responsibility: Chief Executive Office, Municipal Advisory Councils, Community Services District	NA	Stanislaus County has held seven annual community retreats where members of the general public, community leaders and groups can come and learn about County resources, network, and ask questions regarding all County functions, including housing issues.	The Planning Department has played a part at all of the community retreats, and has made presentations as well as distributed information regarding housing programs.	The County plans to continue the annual community retreats.
Program 5-4: Annually review public facility fees to ensure they are consistent with the cost of providing services and do not contribute unnecessarily to increasing housing costs. Timing: Annually Responsibility: Chief Executive Office, Board of Supervisors, Public Facilities Fees Committee	Defer fees for 210 VLI and LI units	The Public Facility Fee Committee continues to review fees for consistency with cost of services and housing costs. Fees have been deferred for a 150-unit affordable project in Modesto, a 65-unit affordable housing project in Newman, a 20-unit single-family project in Modesto, and several individual homes constructed by Habitat for Humanity.	The Public Facility Fee program exceeded its targeted projections for fee deferrals.	The Public Facility Fee Committee will continue to offer public facility fee deferrals to affordable housing developers.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 5-5: Continue to encourage the use of Planned Development (P-D) zones in lieu of standard residential zoning to allow flexibility in density and design Timing: Ongoing Responsibility: Planning Department	NA	Planned Development zones are regularly encouraged, especially for larger or unique developments, in order to promote compatible uses and optimize good design, which may not normally be afforded in standard zoning designations.	The Planned Development process has been successful in promoting innovative and efficient residential design.	The County will continue to encourage the use of Planned Development zones.
Program 5-6: Continue the efficiencies of "one-stop permit review" Timing: Ongoing Responsibility: Planning Department, Public Works Department	NA	The County regularly evaluates the one-stop permit review process to increase efficiencies, and has particularly made improvements in inter-agency coordination and process streamlining.	Due to ongoing evaluation, this program has improved over time and provided improved customer service. All customers are invited to complete customer service surveys.	Continue to evaluate and improve the efficiencies of the one-stop permit review process.
Program 5-8: Continue to allow duplexes on corner lots in single-family residential zones. Timing: 2001-2009 Responsibility: Planning Department	10 duplex units for VLI and LI households	One duplex was constructed on a corner lot.	Although 29 duplexes were built from 2001-2009, only one was on a corner lot, due to owner preference. The County has no constraints that would prevent duplexes on corner lots in the future.	Zoning codes will continue to allow duplexes on corner lots in single-family residential zones.

Policy/Program	Objective (quantified/ qualified)	Result	Evaluation	Continue/ Modify/ Delete
Program 5-9: Continue to allow mobile homes or manufactured housing on lots zoned for single family residences Timing: 2001-2009 Responsibility: Planning Department	25 VLI and LI units	A total of 10 low and very-low income units were constructed during the time period of Jan. 2007 to July 2009.	This program has proven to be successful in providing a source for low and very-low income housing throughout the County.	The County will continue to allow mobile homes and manufactured homes on lots zoned for single family residences.
Program 5-10: Develop program to provide reasonable accommodations to persons with disabilities Timing: 2004/2005 Responsibility: Planning Department	NA	Section 16.05.050 of the Stanislaus County Code was amended to create a formal process to hear reasonable accommodation requests.	NA	Delete

1. The first part of the report is a general introduction to the project. It describes the purpose of the study, the objectives, and the scope of the work. It also provides a brief overview of the methodology used in the study.				
2. The second part of the report is a detailed description of the methodology used in the study. It includes a description of the data sources, the data collection methods, and the data analysis methods. It also includes a description of the software used in the study.				
3. The third part of the report is a detailed description of the results of the study. It includes a description of the data, the data analysis results, and the conclusions drawn from the study. It also includes a description of the limitations of the study.				
4. The fourth part of the report is a detailed description of the conclusions drawn from the study. It includes a description of the main findings of the study, the implications of the findings, and the recommendations for future research.				
5. The fifth part of the report is a detailed description of the references used in the study. It includes a list of the references, a description of the sources, and a description of the methods used to select the references.				
6. The sixth part of the report is a detailed description of the appendices used in the study. It includes a list of the appendices, a description of the sources, and a description of the methods used to select the appendices.				
7. The seventh part of the report is a detailed description of the glossary used in the study. It includes a list of the glossary terms, a description of the sources, and a description of the methods used to select the glossary terms.				
8. The eighth part of the report is a detailed description of the index used in the study. It includes a list of the index terms, a description of the sources, and a description of the methods used to select the index terms.				
9. The ninth part of the report is a detailed description of the bibliography used in the study. It includes a list of the bibliography entries, a description of the sources, and a description of the methods used to select the bibliography entries.				
10. The tenth part of the report is a detailed description of the list of figures used in the study. It includes a list of the figures, a description of the sources, and a description of the methods used to select the figures.				
11. The eleventh part of the report is a detailed description of the list of tables used in the study. It includes a list of the tables, a description of the sources, and a description of the methods used to select the tables.				
12. The twelfth part of the report is a detailed description of the list of equations used in the study. It includes a list of the equations, a description of the sources, and a description of the methods used to select the equations.				
13. The thirteenth part of the report is a detailed description of the list of symbols used in the study. It includes a list of the symbols, a description of the sources, and a description of the methods used to select the symbols.				
14. The fourteenth part of the report is a detailed description of the list of abbreviations used in the study. It includes a list of the abbreviations, a description of the sources, and a description of the methods used to select the abbreviations.				
15. The fifteenth part of the report is a detailed description of the list of acronyms used in the study. It includes a list of the acronyms, a description of the sources, and a description of the methods used to select the acronyms.				
16. The sixteenth part of the report is a detailed description of the list of terms used in the study. It includes a list of the terms, a description of the sources, and a description of the methods used to select the terms.				
17. The seventeenth part of the report is a detailed description of the list of definitions used in the study. It includes a list of the definitions, a description of the sources, and a description of the methods used to select the definitions.				
18. The eighteenth part of the report is a detailed description of the list of examples used in the study. It includes a list of the examples, a description of the sources, and a description of the methods used to select the examples.				
19. The nineteenth part of the report is a detailed description of the list of exercises used in the study. It includes a list of the exercises, a description of the sources, and a description of the methods used to select the exercises.				
20. The twentieth part of the report is a detailed description of the list of projects used in the study. It includes a list of the projects, a description of the sources, and a description of the methods used to select the projects.				

Agricultural Element

Chapter 7

AGRICULTURAL ELEMENT

Agriculture is the leading industry in Stanislaus County generating an annual gross agricultural value in excess of a billion dollars into the local economy. This initial value of farm production has a ripple, or multiplier, effect in the economy by generating related activities such as food processing, retail and wholesale trade, marketing, transportation, and related services. Located in the Central Valley, which has long been known as California's agricultural heartland, Stanislaus County consistently ranks among the top ten agricultural counties in the state. Stanislaus County also plays a major role in agriculture at the national level, based on market value of agricultural product sold.

The success of agriculture in Stanislaus County is largely due to our favorable climate and the flat, fertile soils that comprise the resource base of our biggest industry. The availability of affordable, high quality irrigation water and low-cost electrical power also gives local agriculture a competitive advantage. Agriculture in Stanislaus County is characterized by a broad diversity of commodities. While overall production trends for leading commodities have continued to grow, these trends are not always reflective of the overall health of agriculture in Stanislaus County.

The same elements that make Stanislaus County so well suited for agriculture – favorable climate, flat land, available water and low-cost power – also make the County attractive for urban development. Like other areas of the Central Valley, the County has become a magnet for those in search of affordable housing within commuting distance of the San Francisco Bay Area and other major employment centers.

Confronted with unprecedented population growth, diminishing agricultural resources, and increased production costs, it can no longer be assumed local agriculture will always be a major supplier to the nation with fresh fruits and vegetables and remain the mainstay of our economy. The challenge of solving the problems confronting agriculture in Stanislaus County requires the coordinated efforts of both government and private citizens. The goals to sustain a healthy agricultural economy, conserve our agricultural land, and protect our natural resources are goals for which our community as a whole can strive, from which our community as a whole will benefit.

Purpose

The purpose of the Agricultural Element is to promote and protect local agriculture through the adoption of policies designed to achieve three main goals:

1. Strengthen the agricultural sector of our economy.
2. Conserve our agricultural lands for agricultural uses.
3. Protect the natural resources that sustain agriculture in Stanislaus County.

The policies are intended to provide clear guidelines for County decision-making. The policies also are intended to express the County's commitment to specific programs and strategies that will ensure the continued success of our agricultural industry and productivity of our agricultural lands.

Focus

The overall focus of the Agricultural Element is on the mitigation of negative economic and environmental impacts to agricultural land and the natural resources needed to support local agriculture. The Agricultural Element establishes policies to protect the economy of Stanislaus County by minimizing conflicts between agriculture, the environment, and urban development. By minimizing the impacts of urbanization on agriculture, the County will help protect local agriculture and ensure its continued success.

Scope

This document represents a broad-based effort to analyze the status of local agriculture, address agricultural issues, consolidate existing County policies and propose strategies to solve problems that exist. Not limited to land use issues, this document goes beyond the scope of most agricultural elements to include strategies for economic development and resource protection related to agriculture. Because of its comprehensive approach, this document can be considered a strategic plan for agriculture in Stanislaus County.

Authority & Relationship to Other General Plan Elements

In recognition of the importance of agriculture to our local economy, the Stanislaus County General Plan includes an Agricultural Element to promote and protect local agriculture. Under Section 65303 of the California Government Code, optional elements of the General Plan, are authorized but not mandated by the state legislature. The Agricultural Element is coordinated with several other elements of the General Plan and must be consistent with the entire General Plan. It interacts primarily with agriculture-related policies of the Land Use, Conservation/Open Space, and Housing Elements. To avoid duplication, policies in these elements that affect or relate to agriculture are not repeated in this element. However, such policies are cross-referenced whenever appropriate. The policies in this document have the same legal status as any state-mandated element of the general plan.

Review Period

The adoption of the Agricultural Element reflects the County's commitment for a strong agricultural economy. As a means of insuring the goals, objectives, policies, and implementation measures of this document remain relevant to the needs of local agriculture, periodic review of the this document is required. Adoption of this document includes a commitment to reviewing it every five years. Reviews shall be conducted by the Agricultural Advisory Board with assistance from both the County Agricultural Commissioners Office and the Planning Department.

GOAL ONE

Strengthen the agricultural sector of our economy.

Growth in Stanislaus County is both an opportunity for local agriculture and a threat to its stability. There are opportunities to expand markets for local agricultural products and opportunities for the expansion of existing businesses and the formation of new enterprises. However, growth typically results in increased conflicts between farm and non-farm residents as well as contributing to the loss of productive farmland, the deterioration of air quality, increased competition for water supplies and other resource problems.

Goal One addresses these opportunities and threats by presenting strategies for agriculture-related economic development. These strategies include ways to improve marketing and promotion, provide education and technical assistance, minimize conflicts between farm and non-farm residents, provide adequate housing for farm workers, and ensure food safety.

Because many of these issues are not unique to Stanislaus County alone, but involve the entire Central Valley, the close cooperation of local governments through a voluntary multi-county association or confederation is essential for the continued success of agriculture and the health of our regional economy as a whole.

Objective Number 1.1: Enhance the marketing and promotion of agriculture in Stanislaus County

The ability to market and promote agriculture on both a county-wide and farm level is essential to the success of agriculture in Stanislaus County. Direct marketing is one method farmers can use to gain market control, but for many crops a local infrastructure for marketing and promotion is needed for success. This local infrastructure is comprised of land, services, and the workforce needed for support industries such as food-processors, manufactures, distributors, suppliers, and retailers. A key factor to attracting and retaining the necessary infrastructure includes a strong local focus on economic development.

Stanislaus County plays an active role in economic development through its participation with private industry in efforts to add value to existing local economic development programs. The ability to market the productivity of agriculture in Stanislaus County is essential to the development of the support industry needed to enhance the sales of agricultural products. Marketing boards for the various agricultural commodities grown and raised in Stanislaus County serve as a link between the farmer, processor, and consumer.

Efforts to highlight the rich agricultural heritage of Stanislaus County help to bridge the gap between consumers and farmers by promoting the value of agriculture to the community as a whole. With the increase in population, the majority of Stanislaus County citizens now reside in urban areas. Clearly community education of farming practices and the economic role of agriculture is important to the long-term health of agriculture as an industry in Stanislaus County. Direct marketing provides an opportunity for farmers to deliver their products directly to consumers, while allowing the farmer to maximize revenues.

The County supports direct marketing opportunities through the permitting of produce stands and produce markets meeting adopted standards and incidental retail sales and tasting rooms in conjunction with authorized agricultural processing facilities in the agricultural zoning district. For many consumers farm-based direct marketing offers them their only physical connection to agriculture. However, to limit the potential for conflict, the county must take measures to insure direct marketing is conducted in a manner which promotes the health, safety, and welfare of both county residents and agricultural business in the county.

In addition to a strong local market, a strong export market for Stanislaus County agricultural products is a key element to sustaining our agricultural economy. Each year an increasing amount of agricultural products grown in and raised in Stanislaus County are shipped worldwide. Economic development efforts assist companies interested in exporting local agricultural products. In addition to local efforts, the County encourages state and federal efforts to expand agricultural export programs.

Policy 1.1

Efforts to promote the location of new agriculture-related business and industry in Stanislaus County shall be supported.

Implementation Measure

1. The County shall continue to participate in economic development efforts to bring new agriculture-related business and industry to Stanislaus County
Responsible Departments: Board of Supervisors

Policy 1.2

The marketing and promotion of local agricultural products shall be encouraged.

Implementation Measures

1. The County shall continue to implement existing ordinance provisions relating to direct-marketing of locally grown produce.
Responsible Departments: Agricultural Commissioner, Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors
2. The County shall encourage efforts to establish direct marketing programs and a market identity for Stanislaus County.
Responsible Departments: Planning Department, Chief Executive Office and Board of Supervisors
3. The County shall encourage the presence of agricultural marketing boards in Stanislaus County.
Responsible Departments: Planning Department, Chief Executive Office and Board of Supervisors

Policy 1.3

Efforts to expand markets for the export of local agricultural products shall be encouraged.

Implementation Measure

1. The County shall support and encourage efforts to create and expand export programs which seek to expand markets for commodities produced in Stanislaus County.

Responsible Departments: *Agricultural Commissioners Office, Board of Supervisors.*

Objective Number 1.2: Support the development of agriculture-related uses

Given its broad diversity, Stanislaus County agriculture involves a variety of commercial and industrial activities and requires a range of supplies and services. Roadside stands, processing services, maintenance and repair of farm machinery and equipment, custom farming services and similar agriculture-related uses are all important for the success of agriculture.

Some of these activities and support services may be most appropriately located on agricultural lands, where they are convenient and accessible to farmers and ranchers. On the other hand, some of these uses may interfere with agricultural operations. The determination of which commercial activities and support services belong on agricultural lands depends on their connection to agriculture, the potential for conflicts, the size, scale and adaptability of the use, and the amount of land lost to farming.

The A-2 (General Agriculture) zoning district of the County Zoning Ordinance encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier one includes uses closely related to agriculture such as nut hulling and drying, wholesale nurseries, and warehouses for storage of grain and other farm produce grown on-site or in proximity to the site. Tier two includes uses such as agricultural service establishments serving the immediately surrounding area and agricultural processing plants of limited scale. Tier three includes uses that are not directly related to agriculture but may be necessary to serve the A-2 district or difficult to locate in urban areas. Since tier three uses can be people-intensive and thus can adversely impact agriculture, they are generally directed to lands within LAFCO-adopted Spheres of Influence.

Agricultural service establishments designed to serve the immediate area and agricultural processing plants such as wineries and canneries are allowed when the Planning Commission finds that (1) they will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; (2) the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and (3) it is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial. Limited visitor-serving commercial uses including retail sales, tasting rooms and/or facilities for on-site consumption of agricultural products are allowed in conjunction with agricultural processing facilities.

In general, agricultural service establishments can be difficult to evaluate due to their wide diversity of service types and service areas. This diversity often leads to requests for uses which provide both agricultural and non-agricultural services and/or have a wide-spread service area. Maintaining a focus on production agriculture is key to evaluating agricultural service establishments in the agricultural area. In order to control the scale and intensity of processing facilities, such as wineries and canneries, the County requires such facilities in the agricultural area to show a direct connection to production agriculture in Stanislaus County and applies limitations on the number of employees.

Visitor-serving commercial uses can be especially problematic. Direct marketing and promotion of local products is beneficial to the agricultural industry, yet the people who come to enjoy the rural setting may interfere with necessary farming practices. This "people versus practice" conflict makes it necessary to limit the location and intensity of visitor-serving commercial uses in agricultural areas.

Policy 1.4

Limited visitor-serving commercial uses shall be permissible in agricultural areas if they promote agriculture and are secondary and incidental to the area's agricultural production.

Policy 1.5

Agricultural service establishments shall be permissible in agricultural areas if they are designed to serve production agriculture in the immediately surrounding area as opposed to having a widespread service area, and if they will not be detrimental to agricultural use of other property in the vicinity.

Policy 1.6

Processing facilities and storage facilities for agricultural products either grown or processed on the site shall be permissible in agricultural areas.

Policy 1.7

Concentrations of commercial and industrial uses, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for agriculture and shall not be allowed.

Policy 1.8

To encourage vertical integration of agriculture, the County shall allow research, production, processing, distribution, marketing, and wholesale and limited retail sales of agricultural products in agricultural areas, provided such uses do not interfere with surrounding agricultural operations.

Implementation Measure

1. The County will continue to implement its existing General Agriculture (A-2) zoning provisions for agriculture-related uses consistent with policies 1.6 - 1.10 of the Agricultural Element.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Objective Number 1.3: Minimizing Agricultural Conflicts:

Urbanization and the proliferation of rural residences throughout the County has led to increased conflicts over agricultural operations. Homeowners complain about noise, odors, flies, chemical spraying and similar impacts of commercial agricultural practices; farmers complain about vandalism, theft and trespassing on farm properties. To minimize these conflicts, the County can implement a variety of tools designed to minimize the interaction between people and agriculture which results in the conflict. These tools include continuing to implement its right-to-farm ordinance, requiring buffers between non-agricultural development and adjacent agricultural operations, and establishing setbacks from agricultural zones.

Stanislaus County is one of many counties in California to have enacted a right-to-farm ordinance to protect farmers from nuisance suits as a result of normal farming practices. The ordinance requires disclosure to home buyers in farming areas that they are subject to noise, dust, odors, and other impacts of commercial agricultural operations. The ordinance also provides a notification system to make residents more aware of the right-to-farm policy and provides a voluntary agricultural grievance procedure as an alternative to court proceedings.

In practice, the right-to-farm ordinance primarily serves as a tool for making adjacent landowners aware of a right which cannot be fully protected by the ordinance. When faced with non-agricultural development in agricultural areas, farmers often lose their rights to implement normal farming practices, such as spraying, due to the increased risk of exposure to surrounding people. Without question, the right-to-farm ordinance is a critical tool in the effort to protect agricultural land, but beyond awareness it is limited in the true protection it can provide. The success of the right-to-farm ordinance is dependent on supporting policies limiting non-agricultural development in and around agricultural areas.

To lessen the impacts of development by minimizing conflicts between agricultural and non-agricultural uses, buffers should be required when incompatible development is approved in or adjacent to agricultural areas. A buffer is a physical separation such as a topographic feature, a substantial stand of trees, a water course, a landscaped berm or similar feature. Buffers serve as both a physical and visual barrier between agricultural uses and the people in non-agricultural areas. By separating incompatible uses, a buffer minimizes the impacts of non-agricultural development on surrounding agricultural operations and decreases the likelihood of conflict. Buffers are not intended to stop people from entering an area, but rather to limit people as a means of avoiding a situation where conflict is known. Buffers need to take into account 'no spray' policies enforced by the Agricultural Commissioner.

Setbacks from agricultural zones also help minimize conflicts over agricultural practices. For example, standards for residential zones may be amended to require all structures be setback a specified distance from an adjacent agricultural zone. Standards will need to take into account existing residential areas where lots may be too small to accommodate effective setbacks. However, the purpose for adopting setback standards is to insure existing circumstances which have resulted in conflict over agricultural practices are not repeated. As with buffers, setbacks need to take into account 'no spray' policies.

Impacts to agriculture also occur when lands are removed from agricultural production and remain fallow or crops are abandoned. While this type of impact generally occurs on the edge of urban development, it can also occur in the middle of an agricultural area. Fallow and abandoned farmland becomes habitat to invasive and noxious pests which may damage plants, lower production, and cause the need to increase the use of pesticides and rodenticides on adjacent farmland. State law grants authority to the County Agricultural Commissioner to address these type of nuisances, but it ultimately is the responsibility of individual property owners to avoid impacting adjacent farmland.

Policy 1.9

The County shall continue to protect agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

Implementation Measures

1. The County shall continue to implement the Right-to-Farm ordinance.
Responsible Departments *Tax Collector, Clerk Recorder, Planning Department (Planning and Building Permits Divisions), Planning Commission, Board of Supervisors*

2. The County shall utilize complaints related to agricultural activities as educational opportunities.

Responsible Departments: *Agricultural Commissioner, Planning Department, Board of Supervisors*

Policy 1.10

The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.

Implementation Measures

1. The County shall require buffers and setbacks for all discretionary projects introducing or expanding non-agricultural uses in or adjacent to an agricultural area consistent with the guidelines presented in Appendix "A".

Responsible Departments: *Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors*

Policy 1.11

The County shall support state regulations requiring landowners to manage noxious weeds and pests on fallow or abandoned lands.

Implementation Measure

1. The Agricultural Commissioner shall enforce state regulations requiring landowners to manage noxious weeds and pests on fallow or abandoned lands.

Responsible Departments: *Agricultural Commissioner, Board of Supervisors*

Objective Number 1.4: Provide Housing for Farmworkers

Efficient farm management requires a stable work force to provide labor when needed. To ensure the availability of that labor, adequate numbers of employees must be housed on both a temporary and a permanent basis. Farmworker housing issues involve the location, amount and type of housing for seasonal and year-round farm workers.

State and federal housing programs for farm workers in Stanislaus County are administered by the Stanislaus County Housing Authority, which is an independent public agency entirely separate from County government. Farmworker housing projects currently administered by the Housing Authority are located throughout the County. Other efforts to provide farmworker housing come mainly from individual farmers. The Stanislaus County Department of Environmental Resources is the local agency responsible for enforcing state regulations of farmworker housing.

The County appoints the Housing Authority Board, which is the agency's policy-making body, and otherwise assists the Housing Authority as outlined in a cooperative agreement. The Housing Element of the General Plan includes a commitment that the County shall continue to assist the Housing Authority in its administration of state and federal housing programs for farm workers.

The General Agriculture (A-2) zoning district allows, with use permit, farm labor camps and permanent housing for persons employed on a full-time basis in connection with any agricultural work or place where agricultural work is being performed. The County Zoning Ordinance also recognizes the use of manufactured housing (mobile homes) under a temporary permit when specific criteria can be met to substantiate the need to provide housing for a full-time employee. Manufactured housing (mobile homes) are preferred over standard housing because they can be moved off the property if circumstances change and the employees are no longer needed.

Policy 1.12

To help provide a stable work force for agriculture, the County shall continue to facilitate efforts of individuals, private organizations and public agencies to provide safe and adequate housing for farm workers.

Implementation Measures

1. The County shall continue to implement the farm worker housing policies of the Housing Element of the General Plan. The County also shall facilitate the efforts of other public agencies, private organizations and individuals to provide safe and adequate housing for farm workers.

Responsible Departments: Planning Department, Board of Supervisors

2. The Stanislaus County Department of Environmental Resources shall continue to enforce state regulations regarding farmworker housing.

Responsible Departments: Department of Environmental Resources

3. The County shall consider adoption of expedited permitting procedure for construction of temporary farmworker housing.

Responsible Departments: Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

Policy 1.13

Temporary housing for full-time farm employees in connection with any agricultural work or place where agricultural work is being performed shall be supported.

Policy 1.14

Permanent, new housing for seasonal farm workers preferably shall be located in areas supplied with public sewer and water services.

Policy 1.15

Housing for year-round, full-time farm employees shall be permissible in addition to the number of dwellings normally allowed by the density standard.

Implementation Measure

1. The County shall continue to implement existing General Agriculture (A-2) zone provisions for farmworker housing consistent with policies 1.16 - 1.18 of the Agricultural Element.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Objective Number 1.5: Support Education and Technical Assistance

Farmers and ranchers often lack the means to undertake the wide range of activities necessary to pursue new agricultural market opportunities and develop new products. Public educational institutions, including the University of California, California State University Stanislaus, and Modesto Junior College all provide some form of technical assistance to agriculture. However,

these public institutions can be better utilized to help agricultural groups and individuals conduct market analyses, identify direct marketing opportunities, promote exports, and coordinate other economic development activities in support of local agriculture.

Vocational agriculture programs provide education and hands-on experience for high school and MJC students in Stanislaus County. The 4-H and Future Farmers of America (FFA) programs also play an important role in agricultural education. 4-H programs are part of the U.C. Cooperative Extension, which receives County funding. FFA programs operate in conjunction with vocational agriculture programs in the public high schools and are not directly related to U.C. Cooperative Extension. However, U.C. Cooperative Extension works with vocational agriculture teachers and provides assistance to vocational agriculture programs, both at the high school and the junior college levels.

Several public agencies conduct agricultural research and provide educational services at the County level: the U.S.D.A. Natural Resource Conservation Center, the East and West Stanislaus Resource Conservation Districts, U.C. Cooperative Extension and the Stanislaus County Agricultural Commissioners office. Three of these agencies are centrally located in the County Agricultural Center.

Policy 1.16

Public education institutions shall be encouraged to provide more technical assistance related to agricultural economic development in Stanislaus County.

Policy 1.17

The County shall continue to encourage vocational agriculture programs in local high schools and at Modesto Junior College.

Policy 1.18

Public agencies providing agricultural services shall be encouraged to continue agricultural research and education.

Policy 1.19

The County shall continue to encourage 4-H and FFA programs for local youth.

Implementation Measures

1. Local 4-H programs will be encouraged by continued support of U.C. Cooperative Extension.
Responsible Departments: U.C. Cooperative Extension, Agricultural Advisory Board, Board of Supervisors
2. The County will continue to support the County fair, which involves vocational agriculture, FFA and 4-H programs.
Responsible Departments: U.C. Cooperative Extension, Agricultural Advisory Board, Board of Supervisors

Policy 1.20

The County shall continue to support the Agricultural Center where offices of public agencies providing agricultural services are centrally located.

Implementation Measure

1. The County will continue to support the County Agricultural Center that houses the public agencies directly related to agriculture, including the U.C. Cooperative Extension, the Agricultural Commissioner, the U.S. Department of Agriculture, and the California Department of Food and Agriculture.

Responsible Departments: U.C. Cooperative Extension, Agricultural Commissioner, Board of Supervisors

Objective Number 1.6: Protect Food Safety

The lack of consumer confidence in food can be costly to the agricultural community. The use of chemicals in growing and storing crops, the use of antibiotics and hormones in raising poultry and livestock, and the use of radiation to prolong the shelf-life of our food are types of agricultural practices that worry consumers who are concerned about food safety and its long-term impacts on their health. The public is also concerned about the impact of agricultural chemicals on the environment. Air, soil and water quality problems can result from the unsafe application and disposal of agricultural chemicals. A viable agricultural industry requires a sustainable regulatory framework promoting economic viability and environmental safety.

The primary responsibility for regulating and monitoring the sale and use of pesticides rests with the California Department of Pesticide Regulation, which classifies and registers pesticides, and the Stanislaus County Agricultural Commissioner, who issues permits to possess and use restricted pesticides. In general, no restricted material can be possessed or used in any way until the applicator has obtained a permit from the Agricultural Commissioner. The Agricultural Commissioner also operates programs for the inspection of fruits, vegetables and eggs to ensure quality produce; the inspection of nurseries and seed crops to guard against diseases and inferior plants; pest exclusion to prevent crop-destroying pests from becoming established in California; and pest detection to find pests at the lowest population and in the smallest area possible in order to minimize the effects and costs of an eradication program.

The U.C. Cooperative Extension conducts educational and applied-research programs in integrated pest management and all other aspects of pest control.

Policy 1.21

The County shall continue to work with local, state and federal agencies to ensure the safety of food produced in Stanislaus County and to maintain a local regulatory framework promoting environmental safety while ensuring the economic viability of agriculture.

Implementation Measures

1. The Agricultural Commissioner will continue to work with government agencies and farmers to ensure the safe use of agricultural chemicals.

Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension

2. The U.C. Cooperative Extension will continue to conduct educational and applied-research programs to promote food safety and agricultural practices that are environmentally sound.
Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension

Objective Number 1.7: Encourage Regional Coordination in the Central Valley

The Central Valley has long been one of the premier agricultural regions in the world. Yet the Central Valley's population is growing rapidly, resulting in far-reaching demographic, social and economic changes. Some of the most obvious changes include crowded highways, polluted air, and homes and shopping centers sprouting from what used to be farmland. These types of regional impacts will likely have cumulative effects on agriculture, exerting a powerful influence over its future viability in the Central Valley.

One way to address regional impacts of growth and help ensure the continued success of agriculture in the Central Valley is to encourage regional coordination among the various counties and cities in the Central Valley. Currently there are nine councils of government in the Central Valley, including Stanislaus Council of Governments (StanCOG). These groups provide a forum for communication between the County government and municipalities within the County. However, there is no agency that coordinates planning and development activities of counties and cities for the entire Central Valley.

Policy 1.22

The County shall encourage regional coordination of planning and development activities for the entire Central Valley.

Implementation Measure

1. The County shall participate in regional efforts to address long-range planning, infrastructure, conservation and economic development issues facing the Central Valley.

Responsible Departments: Board of Supervisors

GOAL TWO

Conserve our agricultural lands for agricultural uses.

Agricultural land is a finite, irreplaceable resource. Once agricultural land has been taken out of production and paved over to provide streets for residential subdivisions and parking lots for shopping centers, it is not likely to be farmed again. The urbanization of productive agricultural land means the permanent loss of an irreplaceable resource.

With population in the Central Valley projected to increase dramatically, Stanislaus County faces greater pressure to convert agricultural lands to non-farm residential, commercial and industrial uses. The policies presented in Goal Two of this document are intended to provide a practical, effective framework for land-use decisions regarding agricultural lands, with the overall goal of conserving agricultural lands for agricultural uses.

While not all agricultural land in Stanislaus County can be conserved, it is possible to protect agricultural areas through a combination of agricultural zoning and policies that clearly direct growth to cities and unincorporated communities with appropriate services to foster a sustainable community. By balancing the need to create housing and job opportunities for an expanding population with the need to protect our agricultural lands, we will help ensure the continued success of local agriculture.

Unlike urbanization, the parcelization of farmland has the potential to result in a gradual loss of farmland associated with the creation of parcels for 'residential purposes' and not 'agricultural purposes'. Parcels created in the agricultural area for 'residential purpose' are commonly referred to as 'ranchette' parcels. Ranchettes are characterized as rural homesites valued primarily for their residential development potential. What is classified as a ranchette size will vary based on soil type, terrain, irrigation water availability and other such factors. The land costs associated with ranchettes are driven by residential potential which cannot be supported by the agricultural income potential of the land. As the use of land transitions from production agriculture to ranchettes, landowner priorities in the areas shift from the protection of agricultural rights to the protection of residential rights.

In recognition of the legitimate agricultural reasons for parcelization of farmland there are options available to insure ranchettes are not inadvertently created. These options include maintaining minimum parcel size requirements suitable for production agriculture, restricting use of farmland to production agriculture, and establishing 'no build' provisions for the development of dwellings on newly created parcels which are not used for production agriculture or capable of production agriculture. These options may also be applied to lot line adjustments of farmland, which also have the potential to result in the creation of ranchette parcels.

Objective Number 2.1: Continued Participation in the Williamson Act

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is a tax relief measure for owners of farmland. The Williamson Act permits a landowner, whose land is used for farming, to sign a contract with the County guaranteeing that the land will continue to remain in farming for a period of at least ten years. In return for this guarantee, the County assesses taxes based on the agricultural value of the land rather than the market value. Generally, this means taxes for a farmer are reduced, sometimes greatly. Participation in the Williamson Act, has been a fundamental part of Stanislaus County's agricultural land conservation program.

Local jurisdictions implement the Williamson Act by adoption of agricultural preserves and rules governing the administration of the agricultural preserves. Adopted rules must be applied uniformly throughout the preserves and, as such, are commonly termed uniform rules. Stanislaus County has adopted the A-2 (General Agricultural) zoning district as its agricultural preserve. While the Williamson Act itself does not establish permitted uses within an agricultural preserve, permitted uses must be consistent with Principles of Compatibility outlined within the Williamson Act. The Williamson Act does establish presumed minimum parcel sizes for lands enrolled under contract. Minimum parcel sizes apply to both the creation of new parcels and parcels involved in a lot line adjustment.

The local governing jurisdiction has the ability to establish compatible uses, alternative minimum parcel sizes, and criteria for lot line adjustment based on the individualized needs of the community, provided the overall purpose and minimum standards of the Act are maintained.

Generally, the Williamson Act enjoys widespread support among landowners and government officials. The Williamson Act has helped to stabilize farm income and keep many operators in business by limiting the tax burden on contracted parcels. The Open Space Subvention Program, which is the companion to the Williamson Act, requires the State to partially reimburse local governments for forgone property tax revenues.

Stanislaus County has voluntarily participated in the Williamson Act program since 1970. Although the County's participation rate is one of the highest in the state, the percentage of land enrolled under contract has declined by four percent since the height of enrollment in 1981-82. The decline is primarily attributed to lands annexed by cities and contracts which have expired as result of notices of nonrenewal filed by property owners. Notices of nonrenewal are common in areas adjacent to city boundaries and unincorporated communities where development pressures are increasing. The passage of state legislation in 2003 establishing procedures and penalties for material breach of contracts have resulted in an increase of notices of nonrenewal throughout the entire A-2 zoning district.

Despite the trend of increasing notices of nonrenewal, cancellation requests in Stanislaus County have remained low. Generally, the Williamson Act continues to be an effective tool to help keep agricultural land in agricultural use. One reason for the increase in notices of nonrenewal may be attributed to the significant number of undersized parcels currently enrolled under contract. Since the County started participating in the Williamson Act, there have been periods when no minimum parcels size requirements existed for enrollment under contract. Currently, a minimum of 10-acres is required for enrollment under contract. While these undersized parcels may not benefit, they do face restrictions. The County has taken action to notify owners of undersized parcels of the process of nonrenewal, but few have taken advantage of the process. Increases in notices of nonrenewal in recent years have been the result of changes in State legislation.

Policy 2.1

The County shall continue to provide property tax relief to agricultural landowners by participating in the Williamson Act.

Implementation Measure

1. The County shall continue to participate in the Williamson Act, thereby providing property tax relief to farmers and ranchers who volunteer to keep their land in agricultural use.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.

Policy 2.2

The County shall support reasonable measures to strengthen the Williamson Act, making it a more effective tool for the protection of agricultural land.

Implementation Measures

1. The County shall encourage the State Legislature to increase Williamson Act subvention payments to local governments based on cost-of-living increases and/or a restructuring of the Williamson Act subventions schedule.

Responsible Departments: Chief Executives Office, Board of Supervisors.

2. The County will supplement the Williamson Act with other conservation tools in a comprehensive program for the protection of agricultural land.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Policy 2.3

The County shall ensure all lands enrolled in the Williamson Act are devoted to agricultural and compatible uses supportive of the long-term conservation of agricultural land.

Implementation Measure

1. The County shall initiate the filing of notices of nonrenewal on any parcel being used, or of a size, inconsistent with adopted uniform rules and applicable state regulations.

Responsible Departments: Planning Department, Assessors Office, Board of Supervisors

Objective Number 2.2: Discourage urbanization and the conversion of agricultural land in unincorporated areas of the County

In Stanislaus County, urbanization and farmland conversion are like two sides of the same coin. As urban areas expand to accommodate a growing population, surrounding farmland is converted to residential subdivisions, shopping centers and industrial parks.

Like many other farming areas, the towns in Stanislaus County began as agricultural service centers and located where the farms were, on the valley floor. As these towns have expanded beyond their original functions, they have expanded outward onto our richest, most productive soils. Today, population growth continues to push urban development onto farmland once in agricultural production. If the trend continues outward onto productive agricultural land to accommodate population growth, the resource base of our biggest industry will be seriously threatened.

Remote development, or development that takes place away from existing cities or urban centers, has traditionally been discouraged by planners and County officials in favor of the compact expansion of already existing urban centers. Existing County policy regarding remote development is stated in Policy Ten of the Land Use Element: "New areas for urban development (as opposed to expansion of existing areas) shall be limited to less productive agricultural areas." In theory remote development offers a better alternative to the unlimited expansion of established cities and towns into our most productive agricultural areas. However, the benefits of remote development are diminished by the impact to surrounding agricultural uses and the introduction of urban infrastructure in an agricultural area.

In defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. At the same time, many of our most valuable agricultural commodities are produced on lesser quality soils. For example, milk is the County's top-grossing commodity and yet most of the dairy farms in Stanislaus County are located in areas that might be considered less productive agricultural lands, based solely on soil capability. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy.

Conversion of agricultural land also occurs when nonagricultural uses are introduced into agricultural areas and when agricultural land is parceled or adjusted into sizes too small to sustain an agriculturally viable independent farming operation. The County's Agricultural land use designation and corresponding A-2 (General Agriculture) zoning recognize ranchette areas with minimum lot size requirements of 3, 5, 10, and 20 acres. Ranchette areas have been identified based on significant existing parcelization of property, poor soil, location, and other factors which limit the agricultural productivity of the area. The inclusion of ranchette minimum parcel sizes in the A-2 zoning district creates the potential for future expansion of ranchette areas without the need to amend the lands Agricultural land use designation.

Policy 2.4

To reduce development pressures on agricultural lands, higher density development and in-filling shall be encouraged.

Implementation Measure

1. The County shall encourage higher density development and in-filling of already-existing urban areas.

Responsible Departments: Planning Department, Board of Supervisors

Policy 2.5

To the greatest extent possible, development shall be directed away from the County's most productive agricultural areas.

Implementation Measure

1. Until the term "Most Productive Agricultural Areas" is defined on a countywide basis, the term will be determined on a case-by-case basis when a proposal is made for the conversion of agricultural land. Factors to be considered include but are not limited to soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the local economy. As an example, some grazing lands, dairy regions and poultry-producing areas as well as farmlands can be considered "Most Productive Agricultural Areas." Failure to farm specific parcels will not eliminate them from being considered "Most Productive Agricultural Areas." Areas considered to be "Most Productive Agricultural Areas" will not include any land within LAFCO-approved Spheres of Influence of cities or community services districts and sanitary districts serving unincorporated communities.

Responsible Departments: Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors

2. Uses on agricultural land located outside a LAFCO-adopted Sphere of Influence shall be primarily devoted to agricultural and compatible uses supportive of the long-term conservation of agricultural land. Agriculturally - related uses needed to support production agriculture and uses which by their unique nature are not compatible with urban uses, may be allowed on agricultural land provided they do not conflict with the agricultural use of the area.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

Policy 2.6

Agricultural lands restricted to agricultural use shall not be assessed to pay for infrastructure needed to accommodate urban development.

Implementation Measure

1. The County shall continue to exempt agricultural buildings designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products from payment of Public Facility Fees. Exempt structures shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

Responsible Departments: *Board of Supervisors*

Policy 2.7

Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria.

Implementation Measure

1. Procedures for processing General Plan amendments shall incorporate the following requirements for evaluating proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to urban uses:

Conversion Consequences. The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of agricultural land shall be fully evaluated.

Conversion Considerations. In evaluating the consequences of a proposed amendment, the following factors shall be considered: plan designation; soil type; adjacent uses; proposed method of sewage treatment; availability of water, transportation, public utilities, fire and police protection, and other public services; proximity to existing airports and airstrips; impacts on air and water quality, wildlife habitat, endangered species and sensitive lands; and any other factors that may aid the evaluation process.

Conversion Criteria. Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to urban uses shall be approved only if the Board of Supervisors makes the following findings:

- A. Overall, the proposal is consistent with the goals and policies of the General Plan.
- B. There is evidence on the record to show a demonstrated need for the proposed project based on population projections, past growth rates and other pertinent data.

- C. No feasible alternative site exists in areas already designated for the proposed uses.
- D. Approval of the proposal will not constitute a part of, or encourage, piecemeal conversion of a larger agricultural area to non-agricultural uses, and will not be growth-inducing (as used in the California Environmental Quality Act).
- E. The proposed project is designed to minimize conflict and will not interfere with agricultural operations on surrounding agricultural lands or adversely affect agricultural water supplies.
- F. Adequate and necessary public services and facilities are available or will be made available as a result of the development.
- G. The design of the proposed project has incorporated all reasonable measures, as determined during the CEQA review process, to mitigate impacts to agricultural lands, fish and wildlife resources, air quality, water quality and quantity, or other natural resources.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Policy 2.8

In order to further the conservation of agricultural land, the subdivision of agricultural lands shall not result in the creation of parcels for 'residential purposes'. Any residential development on agriculturally zoned land shall be incidental and accessory to the agricultural use of the land.

Implementation Measure

1. The subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under a Williamson Act contract, into parcels of less than 160-acres in size shall be allowed provided a "no build" restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:
 - 90% or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For land which is not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place .
 - Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.

Policy 2.9

Lot-line adjustments involving agricultural land shall be primarily created and properly designed for agricultural purposes without materially decreasing the agricultural use of the project site.

Implementation Measure

1. In terms of minimum parcel size and residential building intensity, a greater number of nonconforming parcels shall not be created by lot-line adjustment. The following criteria shall apply when nonconforming parcels are involved in a lot-line adjustment:
 - Nonconforming parcels greater than 10-acres in size shall not be adjusted to a size smaller than 10-acres, unless the adjustment is needed to address a building site area or correct for a physical improvement which is found to encroach upon a property line. In no case shall a parcel enrolled in the Williamson Act be reduced to a size smaller than 10-acres.
 - Nonconforming parcels less than 10-acres in size may be adjusted to a larger size, 10 acres or greater in size if enrolled in the Williamson Act, or reduced, if not enrolled in the Williamson Act, as needed to address a building site area or correct for a physical improvement which is found to encroach upon a property line.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.

Policy 2.10

Minimum parcel sizes allowed for lands designated Agriculture shall not promote the expansion of existing, or creation of new, ranchette areas.

Implementation Measures

1. Minimum parcel sizes of 40- or 160- acres shall be appropriate for lands designated Agriculture.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. In recognition of 3-, 5-, 10, and 20- acre minimum parcel sizes being appropriate for ranchette areas, no additional land designated as Agriculture shall be rezoned to A-2-3, 5, 10, or 20.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. The County shall evaluate and modify as needed, the remote development policy of the Land Use element as part of a comprehensive General Plan update to insure such development does not impact surrounding agricultural uses or introduce urban infrastructure into an agricultural area.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Objective Number 2.3: Expansion of Cities and Unincorporated Communities

The Stanislaus Local Agency Formation Commission (LAFCO) is the local agency responsible for coordinating logical and timely changes in local governmental boundaries, including Spheres of Influence (SOI). The spheres of influence delineate the probable ultimate boundaries and service areas of the cities, and are intended to promote the efficient provision of urban services, including sewer, water, police protection and fire protection. Similarly, community services districts and sanitary districts serving unincorporated communities also have adopted spheres of influence that indicate their probable ultimate boundaries. LAFCO's efforts are directed to seeing that services are provided efficiently and economically while agricultural and open-space lands are protected.

With the approval of LAFCO, spheres of influence can be expanded to accommodate growth. The question of whether or not proposed expansions should be allowed is decided solely by LAFCO. LAFCO is an independent agency created by state law. In Stanislaus County the LAFCO is composed of two county supervisors; two city council representatives; and one public member. As an independent agency, LAFCO is not required to adhere to county policies, but state law requires LAFCO to consider conformity with all applicable general plans in the review of all proposals. As such, this agricultural element, and the county general plan as a whole, can have an effect on the actions of LAFCO.

In recognition that unincorporated land within the established spheres of influence will be urbanized, these lands generally are designated Agriculture and zoned General Agriculture (A-2) until annexed by the city or special district.

Existing policy in the Land Use Element delineates the County's role in managing the development of agriculturally zoned lands within city spheres of influence. Reflecting agreements between the County and all nine cities, these policies provide that the County shall refer all development proposals to the appropriate city to determine whether or not the proposal should be approved. Development, other than agricultural uses and churches, cannot be approved by the County unless written communication is received from the city memorializing their approval.

The Land Use Element also includes policies regarding the development of unincorporated communities and the expansion of urban boundaries (Policies Six and Thirteen). The County is actively encouraging the upgrading of unincorporated communities through the redevelopment and community development block grant programs, which provide significant tools for improving infrastructure and enhancing the quality of life in these areas.

Policy 2.11

The County recognizes the desire of cities and unincorporated communities to grow and prosper and shall not oppose reasonable requests consistent with city and county agreements to expand, provided the resulting growth minimizes impacts to adjacent agricultural land.

Implementation Measures

1. The County shall continue to urge LAFCO to strengthen its policies, standards and procedures for evaluating proposed annexations of agricultural land and proposed expansions of service districts or spheres of influence onto agricultural land to insure resulting urban growth minimizes impacts to adjacent agricultural lands.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors, Agricultural Commissioner
2. The County shall actively review LAFCO referrals to insure proposed projects are consistent with County General Plan policies.
Responsible Departments: Planning Department, Agricultural Commissioner, Board of Supervisors

Policy 2.12

In order to minimize impacts to adjacent agricultural land, the County shall encourage LAFCO to use physical features such as roads and irrigation laterals as the boundaries for sphere of influence expansions.

Implementation Measure

1. The County shall encourage LAFCO to consider buffer guidelines adopted by the County when cities or community services districts and sanitary districts serving unincorporated communities propose to expand their boundaries.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors, Agricultural Commissioner*

Policy 2.13

In recognition that unincorporated land within spheres of influence of cities or community services districts and sanitary districts serving unincorporated communities ultimately will be urbanized, the County shall cooperate with cities and unincorporated communities in managing development in sphere of influence areas.

Implementation Measures

1. The County will continue to implement its policies and agreements with cities regarding the development of unincorporated lands within spheres of influence.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

2. The County will continue to implement policies in the Land Use Element regarding the development of unincorporated communities and expansion of their urban, or service district, boundaries.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

Objective Number 2.4: Assessing and mitigating Impacts of farmland conversion

The conversion of agricultural land to non-agricultural uses has far-reaching impacts on the land, water and air resources that support our biggest industry. For example, taking out an almond orchard to accommodate urban development may involve paving over groundwater recharge areas, which will have a long-term effect on groundwater resources. Similarly, new roads providing access to the development may increase traffic congestion, resulting in a cumulative impact on air quality.

The California Environmental Quality Act (CEQA) requires the County to consider the environmental consequences of development-related projects and to ensure that adverse environmental impacts are avoided or minimized as much as possible. If the County determines in its Initial Study that a project could have a significant adverse environmental effect, the County must require preparation of an Environmental Impact Report (EIR) to fully assess potential impacts, propose ways to minimize or mitigate those impacts, and consider alternatives to the proposed project. The County may approve a project only if mitigation measures are adopted whenever feasible to avoid or reduce all significant environmental impacts or findings of 'overriding considerations' are adopted.

Under CEQA Guidelines, the County has some discretion in determining whether the conversion of agricultural land will have a significant adverse effect on the environment. A project will normally have a significant effect on the environment if it will convert prime agricultural land to non-agricultural use or impair the productivity of prime agricultural land. "Prime agricultural land" is not defined under CEQA. Several attempts have been made in years past to allow or require local governments to establish a threshold of agricultural land loss for the purpose of determining a

significant effect on the environment and thereby necessitating an EIR. However, instead of using an arbitrary threshold such as 100 acres to trigger an EIR, the County prefers to evaluate each project on a case-by-case basis. When the County determines that under the specific circumstances of the proposed project the conversion of agricultural land could have a significant effect, the County requires preparation of an EIR.

The analysis of the impacts of farmland conversion are often limited to a discussion of the prime soils that the project would make unavailable for farming, but rarely identifies the impacts on surrounding farming operations. Neither CEQA nor the State CEQA Guidelines contain detailed procedures or guidance concerning when and how agencies should address farmland conversion impacts. The County may amend its own CEQA Guidelines to include local guidelines for assessing the impacts of farmland conversion.

A common strategy for mitigating the loss of farmland is to require the permanent protection of farmland based on an identified ratio to the amount of farmland converted. A viable option for permanent protection is purchase of an agricultural conservation easement on farmland. Agricultural conservation easements generally restrict the non-agricultural use of property in perpetuity and are overseen by a trust established with a goal of promoting farmland conservation. The purchase of agricultural conservation easements is typically accomplished in one of two methods: 1) the developer works directly with a trust to purchase the required conservation easement prior to development or 2) the developer pays a fee to be used by a trust to purchase an agricultural conservation easement at a later date. While payment of a fee is typically easier for the developer, it is not always a guaranteed method to attaining the desired results. Fees paid at current cost may not keep pace with the escalating land costs and trusts must recover the cost of administering fees until a conservation easement is purchased. At the same time, a landowner wanting to sell an agricultural conservation easement may not be available at the time a development project is approved. A mitigation program focused on agricultural conservation easements must maintain a balance between the practical acquisition and actual cost of agricultural conservation easements.

To be effective, lands placed under easement must be strategically located to insure the viability of the surrounding farmland is protected. An isolated island of agricultural land surrounded by development or agriculturally non-viable parcels has little positive impact on efforts to protect farmland.

Policy 2.14

When the County determines that the proposed conversion of agricultural land to non-agricultural uses could have a significant effect on the environment, the County shall fully evaluate on a project-specific basis the direct and indirect effects, as well as the cumulative effects of the conversion.

Implementation Measures

1. The County will continue to evaluate each project on a case-by-case basis to determine whether the conversion of agricultural land will have a significant adverse effect on the environment.

Responsible Departments: Agricultural Commissioner, UC Cooperative Extension, Planning Department, Planning Commission, Board of Supervisors.

2. When it determines that the conversion of agricultural land will have a significant adverse effect on the environment, the County will continue to require preparation of an EIR to fully assess the impacts of the conversion, propose mitigation measures, and consider alternatives to the proposed project.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors.*

Policy 2.15

In order to mitigate the conversion of agricultural land resulting from a discretionary project requiring a General Plan or Community Plan amendment from 'Agriculture' to a residential land use designation, the County shall require the replacement of agricultural land at a 1:1 ratio with agricultural land of equal quality located in Stanislaus County.

Implementation Measure

1. Mitigation shall be applied consistent with the Farmland Mitigation Program Guidelines presented in Appendix "B".

Responsible Departments: *Agricultural Commissioner, UC Cooperative Extension, Planning Department, Planning Commission, Board of Supervisors.*

Policy 2.16

The County shall participate in local efforts to identify strategic locations for the purchase of agricultural conservation easements by land trusts and shall promote the long-term viability of farmland in areas surrounding existing farmland held under conservation easements.

Implementation Measure

1. To facilitate the mitigation of the impacts of farmland conversion, the County may make information available on private, non-profit agricultural land trusts, may serve on committees that are formed for the purpose of establishing an agricultural land trust, and may coordinate County mitigation programs with the land trust once it is established.

Responsible Departments: *Agricultural Commissioner, UC Cooperative Extension, Planning Department, Planning Commission, Board of Supervisors.*

Policy 2.17

The County shall work cooperatively with the nine cities within the County and to encourage them to adopt agricultural conservation policies or ordinances which are consistent with County policies or ordinances in order to undertake an integrated, comprehensive Countywide approach to farmland conservation. It is the ultimate goal of the County to have all nine cities participate in or adopt an agricultural mitigation ordinance that is the same as or substantially similar.

Implementation Measure

1. The County shall facilitate efforts to have all nine cities participate in or adopt an agricultural mitigation ordinance that is the same as or substantially similar to adopted County ordinances addressing agricultural mitigation.

Objective Number 2.5: Limit the Impact of Antiquated Subdivisions

One of the biggest threats to Stanislaus County's agricultural economy is the potential creation of hundreds of ranchettes in antiquated subdivisions.

Antiquated subdivisions are subdivisions created in the early part of the 1900's and exist on paper but have never been developed or sold in lots. Numerous antiquated subdivisions are located throughout Stanislaus County, involving more than 3,000 lots ranging in size from 3,250 square feet to 20 acres or more. If these lots were sold and developed, the loss of agricultural land coupled with the impact on surrounding agricultural operations could be devastating to the long-term viability of the agricultural economy.

Created prior to enactment of the State Subdivision Map Act and the California Environmental Quality Act, antiquated subdivisions were created without any kind of formal review to evaluate their economic and environmental consequences to the County. In addition to having adverse impacts on agriculture, antiquated subdivisions pose a variety of environmental threats including groundwater contamination from the concentration of on-site septic systems and the generation of dust and auto emissions from increased traffic on unimproved access roads. The County's ability to provide emergency services such as fire protection, sheriff and ambulance services also could be adversely affected. Similarly, potential impacts of antiquated subdivisions on schools, parks and recreation have never been fully evaluated.

In 2000 the Stanislaus County Board of Supervisors amended the County Zoning Ordinance to address antiquated subdivisions. The amendment addresses antiquated subdivisions in the General Agriculture (A-2) zoning district by limiting the ability to place a dwelling on parcels of less than 20-acres in size without approval of a discretionary permit. The ordinance is based on the need to find the dwelling will be consistent with the County's General Plan, will not likely create a concentration of residential uses in the vicinity or induce other similarly situated parcels to become developed with single-family dwellings, and will not be substantially detrimental to or in conflict with agricultural uses of other property in the vicinity.

Policy 2.18

Construction of a dwelling on an antiquated subdivision parcel shall only be allowed when such development does not create a concentration of residential uses or conflict with agricultural uses of other property in the vicinity.

Implementation Measure

1. The County shall continue to implement existing zoning ordinance provisions addressing antiquated subdivisions.

Responsible Departments: Planning Department, Planning Commission and Board of Supervisors

GOAL THREE

Protect the natural resources that sustain our agricultural industry.

Agriculture depends directly on the land, air, water and soil resources to sustain its productivity. The success of agriculture in Stanislaus County can be largely attributed to the availability of these resources for the production of a wide variety of products.

The continued availability of soil, high quality water and clean air cannot be taken for granted. In the process of urbanization to accommodate a booming population, Stanislaus County is losing farmlands to urban development by cities. At the same time, there is increasing competition between agriculture and urban uses for limited water resources. Ultimately these problems threaten the County's agricultural economy and our ability to help feed the nation.

Urbanization and the conversion of agricultural land are addressed under Goal Two, which focuses primarily on land-use issues regarding our agricultural lands. Other resource problems such as air quality, water quality and supply, and soil quality are addressed in the following section of this document. The policies presented under Goal Three are intended to ensure the long-term protection of the natural resources that sustain our agricultural industry.

Objective Number 3.1: Air Quality

Air quality in the San Joaquin Valley is monitored and standards are enforced by the California Air Resources Board and the San Joaquin Valley Air Pollution Control District, which is composed of the eight counties in the San Joaquin Valley air basin. The District was formed in recognition of the fact that air pollution is not limited by County lines--it is a regional problem affecting the entire valley. The lack of consistent standards and enforcement from one County to another makes it difficult to effectively address the cumulative impacts of pollution.

The Conservation/Open Space and Circulation Elements of the General Plan include policies and implementation measures to improve air quality by promoting communication, cooperation and coordination among agencies involved in air quality programs; working to accurately determine and mitigating air quality impacts of proposed projects; to ensure that circulation systems shall be designed and maintained to minimize traffic congestion and air pollution; and to support efforts to increase public awareness of air quality problems and solutions.

Policy 3.1

The County shall continue to coordinate with the San Joaquin Valley Air Pollution Control District.

Implementation Measure

1. The County shall continue to refer development proposals to the San Joaquin Valley Air Pollution Control District for their review and analysis of impacts on air quality.

Policy 3.2

The County shall assist the San Joaquin Valley Air Pollution Control District in implementation of adopted plans and regulations.

Implementation Measure

1. The County shall require development proposals to incorporate all applicable air quality regulations and, where required, to include reasonable mitigation measures.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

Policy 3.3

The County shall encourage the development and use of improved agricultural practices that improve air quality and are economically feasible.

Implementation Measure

1. The County shall encourage and support the development and use of improved agricultural practices aimed at reducing the production of fine particles and other sources of air pollution.

Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension, Board of Supervisors

Objective Number 3.2: Water Resources

Water is the lifeblood of agriculture in Stanislaus County. To supplement an average rainfall of just 12 inches per year, local agriculture relies on a network of irrigation water delivery systems to sustain its broad diversity of valuable crops.

Compared to many other areas of the arid Central Valley, Stanislaus County has abundant water resources, at least in times of normal rainfall. The availability of high-quality, low-cost irrigation water traditionally has given local agriculture a competitive edge and has been largely responsible for its success. The main sources of irrigation water are the Stanislaus, Tuolumne and San Joaquin River watersheds, all of which originate in the Sierra Nevada Mountains. Groundwater is used to supplement irrigation supplies, and is the major source of domestic and industrial water.

The quality of groundwater is determined by the geological formations through which it filters and thereby cannot be controlled. Groundwater recharge occurs by water conducting through the gravels of major streams and rivers, seepage from reservoirs, irrigations and rainfall of well drained alluvial soils in the valley portions of the County. Decreasing groundwater quality in areas of the county is having adverse effects on domestic water suppliers, as well as the agricultural lands. As groundwater becomes unavailable for domestic use, other sources have to be found. As a result, urban and agricultural users are becoming more competitive for water supplies.

Conservation is the most cost-effective way to ensure adequate water supplies for all residents of Stanislaus County. Local farmers long have practiced conservation methods, and their ability to survive dry years is indicative of their success. Research is continually improving agricultural technology, and water-saving innovations are continually being adapted by local growers.

Domestic and industrial users also need to be informed about the need for conservation and methods of lowering their water requirements. All types of water sources in the County are increasingly interdependent. The availability of irrigation water is affected by the use of water by city-dwellers and businesses; the availability of drinking water and industrial water is affected by agricultural practices.

Policy 3.4

The County shall encourage the conservation of water for both agricultural and urban uses.

Implementation Measures

1. The County shall encourage water conservation by farmers by providing information on irrigation methods and best management practices and coordinating with conservation efforts of the Farm Bureau, Resource Conservation Districts, Natural Resource Conservation Service, and irrigation districts.
Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension, Board of Supervisors
2. The County shall encourage urban water conservation and coordinate with conservation efforts of cities, local water districts and irrigation districts that deliver domestic water.
Responsible Departments: Department of Environmental Resources, Board of Supervisors
3. The County shall continue to implement adopted landscape and irrigation standards designed to reduce water consumption in the landscape environment.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. The County shall work with local irrigation districts to preserve water rights and ensure that water saved through conservation may be stored and used locally, rather than "appropriated" and moved to metropolitan areas outside of Stanislaus County.
Responsible Departments: Board of Supervisors

Policy 3.5

The County will continue to protect the quality of water necessary for crop production and marketing.

Implementation Measures

1. The County shall continue to require analysis of groundwater impacts in Environmental Impact Reports for proposed developments.
Responsible Departments: Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors
2. The County shall investigate and adopt appropriate regulations to protect water quality.
Responsible Departments: Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

Objective Number 3.3: Soil Resources

The continued success of agriculture in Stanislaus County depends on conserving our soil resource. In addition to supporting the production of crops and livestock forage, soil is a vital part of the ecosystem and a record of past biological and physical processes. Formed slowly through the interaction of climate, living and decomposing organisms, local geology and erosion, soil is considered a non-renewable resource that requires proper management to ensure its continued productivity.

There are two main soil management problems in Stanislaus County: salinity, or the build-up of salts, and erosion caused by wind, water and irrigation. Salinity and irrigation induced salinity is especially problematic west of the San Joaquin River. Low quality irrigation water and poor drainage have resulted in the build up of salt and mineral concentrations in the soil. Wind erosion is more widespread in the coarse textured soils east of the San Joaquin River, resulting in the loss of productive topsoil and contributing to air and water quality problems.

Resource Conservation Districts (RCDs) provide assistance to control soil erosion and runoff, water conservation, stabilize soils, and protect water quality through cooperative agreements and grants with the USDA Natural Resources Conservation Service (NRCS). Through these agreements, the RCDs can prioritize resource concerns so that funding for conservation practices can be directed through NRCS.

The county is served by two Resource Conservation Districts. The East Stanislaus Resource Conservation District sphere of influence is east of the San Joaquin River and extends to the county lines. The West Stanislaus Resource Conservation District is located west of the San Joaquin River and extends to the county lines.

Policy 3.6

The County shall encourage the conservation of soil resources.

Implementation Measures

1. The County shall continue to provide soil management information and coordinate with soil conservation efforts of local, state, and federal agencies.
Responsible Departments: Agricultural Commissioner, U.C. Cooperative Extension
2. The County shall support efforts of local Resource Conservation Districts in their activities to support local agriculture.
Responsible Departments: Board of Supervisors
3. The County shall continue to refer proposed developments whenever appropriate to Resource Conservation Districts and irrigation districts for their review and analysis of impacts on soil resources.
Responsible Departments: Planning Department

DEFINITIONS

Agricultural Land - Any land suited for agriculture.

Agricultural Uses - Land uses that are directly connected with or customarily incidental to agriculture.

Agriculture - The tilling of the soil, the raising of crops, horticulture, viticulture, small livestock farming, dairying, aquaculture, or animal husbandry, including all uses customarily incidental thereto but not including slaughterhouses, fertilizer yards, bone yards or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes.

Agricultural Service Establishment - A business engaging in activities designed to aid production agriculture. Service does not include the provision of tangible goods except those sold directly to farmers and used specifically to aid in production of farm animals or crops. Nor does service include any business which has the primary function of manufacturing products.

Buffer - A physical separation such as a topographic feature, a substantial stand of trees, a water course or similar feature that serves to protect or insulate one type of land use from another.

Clustering - A development technique that involves the grouping together of residences and other structures in a relatively small area, as opposed to dispersing those structures over a larger area.

Farmland - The type of agricultural land best suited for growing crops. In this document, "farmland" is used synonymously with "agricultural land" to mean any land suited for agriculture.

Grazing Land - Land on which existing vegetation is suited for the grazing of livestock.

Non-Agricultural Uses - Land uses that are not directly connected with or customarily incidental to agriculture.

Production Agriculture - Agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes.

Ranchette - An individual parcel of land in an agricultural zone valued for its residential potential which cannot be supported by the agricultural income potential of the land.

Remote Development - Development that takes place away from existing cities or urban centers.

Right-to-Farm Ordinance - Stanislaus County Ordinance Code, Section 9.32.010, Chapter 9. A local ordinance that protects the rights of farmers to carry on their "normal" agricultural practices with a decreased risk of nuisance lawsuits.

Rural - Characteristic of the country, as distinguished from city or town.

Setback - The distance between the nearest point of the building or structure and the right-of-way or easement borderline or property line.

Urban - Characteristic of the city, as distinguished from the country.

Urban Development - In incorporated areas, development that is served by both public water and public sewer services; in unincorporated areas, development that is served by public water and/or public sewer services.

Urbanization - The process of changing from rural to urban in character.

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APPENDIX "A"

STANISLAUS COUNTY

BUFFER AND SETBACK GUIDELINES

Stanislaus County Buffer and Setback Guidelines

Purpose and Intent:

The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district.

The intent of these guidelines is to establish standards for the development and maintenance of buffers and setbacks designed to physically avoid conflicts between agricultural and non-agricultural uses.

Applicability:

These guidelines shall apply to all new or expanding uses approved by discretionary permit¹ in the A-2 zoning district or on a parcel adjoining the A-2 zoning district. Uses located within a Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) for an incorporated city shall be subject to these guidelines if the project site is located within 300 feet of any production agriculture operation, as defined by the Stanislaus County General Plan Agricultural Element, or the outer boundary of the SOI at the time of approval.

Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision making body shall have the ultimate authority to determine if a use is "low people intensive".

Buffer and setback requirements established by these guidelines shall be located on the parcel for which a discretionary permit is sought and shall protect the maximum amount of adjoining farmable land.

Buffer Design Standards for New Uses:

- 1) All projects shall incorporate a minimum 150 foot wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.
 - a. Permitted uses within a buffer area shall include:
 - i. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.

¹ For purposes of these guidelines discretionary permit shall mean any general plan amendment, community plan amendment, rezone, tentative map, parcel map, use permit (excluding single-family dwellings in the A-2 zoning district), or variance processed by the County Planning & Community Development Department.

- ii. Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and homesites) which are of a permanent nature and not likely to be returned to agriculture.
 - b. Landscaping within a buffer setback area shall be designed to exclude turf areas which could induce activities and add to overall maintenance costs and water usage.
- 2) A six foot high fence of uniform construction shall be installed along the perimeter of the developed area of the use to prevent trespassing onto adjacent agricultural lands. Fencing shall not be required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands.

Buffer and Setback Design Standards for Expanding Uses:

- Where existing development on a project site will allow, accommodation of a buffer as required for new uses shall be provided.
- Where existing development on a project site will not allow a buffer as required for new uses, the expansion may be permitted only if it does not intensify on-site activities or an alternative buffer and setback design standard is approved for the expansion.

Buffer and Setback Maintenance

- Projects subject to these guidelines shall be conditioned to require the property owner(s) be responsible for all aspects of on-going maintenance of buffers and setback areas. The property owner(s) shall be responsible for maintaining landscape plants in a healthy and attractive condition.
- A landowners association or other appropriate entity shall be required to maintain buffers to control litter, fire hazards, pests, and other maintenance problems when a project consists of multiple parcels which may be held, or have the potential to be held, under separate ownership.
- The property owner, landowners association, or responsible entity shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety within 30-days of weather permitting.
- When buffers are required as part of a specific plan, the County may require dedication of buffer areas and formation of service district to insure long-term up keep and maintenance of the buffer.

Agricultural Transition:

- The Board of Supervisors may authorize the abandonment and reuse of buffer areas if agricultural uses on all adjacent parcels within a 150-foot radius of the project site have permanently ceased.

Alternative Buffer and Setback Design Standards:

- Any alternative buffer and setback design standards proposed by a project applicant shall be referred to the Stanislaus County Agricultural Commissioner as part of the planning review process prior to consideration by the Stanislaus County Planning Commission. The Planning Commission shall consider the Agricultural Commissioner's referral response in making a determination on the proposed alternative. In no case shall the required standards be reduced, unless the proposed alternative is found to provide equal or greater protection to surrounding agricultural uses.

APPENDIX "B"
STANISLAUS COUNTY
FARMLAND MITIGATION PROGRAM GUIDELINES

Stanislaus County

Farmland Mitigation Program Guidelines

Purpose and Intent:

The purpose of the Farmland Mitigation Program (FMP) is to aid in mitigating the loss of farmland resulting from residential development in the unincorporated areas of Stanislaus County by requiring the permanent protection of farmland based on a 1:1 ratio to the amount of farmland converted. The FMP is designed to utilize agricultural conservation easements granted in perpetuity as a means of minimizing the loss of farmland.

The intent of these guidelines is to establish standards for the acquisition and long-term oversight of agricultural conservation easements purchased in accordance with the FMP.

Applicability:

These guidelines shall apply to any development project requiring a General Plan or Community Plan amendment from 'Agriculture' to a residential land use designation of the Stanislaus County General Plan. The acreage requiring mitigation shall be equal to the overall size of the legal parcel subject to the land use designation amendment and not the portion of parcel actually being developed.

Definitions:

Agricultural Mitigation Land:

Agricultural land encumbered by an agricultural conservation easement or other conservation mechanism acceptable to the County. "Agricultural land" is used synonymously with "farmland" in these guidelines.

Agriculture Conservation Easement:

An easement over agricultural land for the purpose of restricting its use to agriculture consistent with these guidelines. The interest granted pursuant to an agricultural conservation easement is an interest in land which is less than fee simple. Agricultural conservation easements acquired in accordance with these guidelines shall be established in perpetuity (or shall be permanently protected from future development via enforceable deed restriction).

Building Envelope:

An area delineated by the agricultural conservation easement within which existing structures may remain or future structures may be permitted to be built.

Development Interest:

The property owner, developer, proponent, and/or sponsor of a discretionary development project subject to these guidelines.

Land Trust:

A nonprofit public benefit 501(c)(3) corporation or other appropriate legal entity operating in Stanislaus County for the purpose of conserving and protecting land in agriculture, and approved for this purpose by the Board of Supervisors. The County may be designated as a Land Trust.

Legal Parcel:

A portion of land separated from another parcel or portion of land in accordance with the Subdivision Map Act. A separate Assessors Parcel Number alone shall not constitute a legal parcel.

Methods of Mitigation: Farmland mitigation at a 1:1 ratio shall be satisfied by using one of the following techniques:

- 1) Where the total land area subject to a General Plan or Community Plan Amendment is less than 20-acres in size, farmland mitigation shall be satisfied by direct acquisition of an agricultural conservation easement or purchase of banked mitigation credits as set forth in these guidelines. Payment of an in-lieu mitigation fee may be authorized by the Board of Supervisors only when the development interest can show a diligent effort to obtain an agricultural conservation easement or banked mitigation credits have been made without success. Facts the Board may consider in making a decision regarding a request for payment of an in-lieu fee include, but are not limited to, a showing of multiple good faith offers to purchase an easement or banked mitigation credits having been declined by the seller(s).
- 2) Where the total land area subject to the General Plan or Community Plan Amendment is 20-acres or more in size, farmland mitigation shall be satisfied by direct acquisition of a farmland conservation easement as allowed by these guidelines and the Land Trust's program. It shall be the development interests sole responsibility to obtain the required easement.
- 3) Alternative Farmland Conservation Methods - Alternative methods may be authorized by the Board of Supervisors provided the land will remain in agricultural use consistent with these guidelines. Any request for consideration of an alternative Farmland Conservation Method shall be reviewed by the Planning Commission for consistency with these guidelines prior to a decision by the Board of Supervisors.

• **Direct Acquisition (In-Kind Acquisition):**

- 1) The Board of Supervisors shall approve the acquisition of any agricultural conservation easement intended to satisfy the requirements of these guidelines.
- 2) The location and characteristics of the agricultural mitigation land shall comply with the provisions of these guidelines.
- 3) The development interest shall pay an administrative fee equal to cover the costs of administering, monitoring and enforcing the farmland conservation easement. The fee amount shall be determined by the Land Trust and approved by the Board of Supervisors.
- 4) The Planning Commission shall review each agricultural conservation easement for consistency with these guidelines prior to approval by the Board of Supervisors. The Commission shall make a formal recommendation to the Board for consideration.

- **In - Lieu Fees:** The payment of an in-lieu fee shall be subject to the following provisions:
 - 1) The in-lieu fee shall be determined case-by-case in consultation with the Land Trust approved by the County Board of Supervisors. In no case shall the in-lieu fee be less than 35% of the average per acre price for five (5) comparable land sales in Stanislaus County.
 - 2) The in-lieu fee shall include the costs of managing the easement, including the cost of administering, monitoring and enforcing the farmland conservation easement, and a five percent (5%) endowment of the cost of the easement, and the payment of the estimated transaction costs associated with acquiring the easement. The costs shall be approved by the Board of Supervisors based on information relating to the costs provided by the Land Trust.
 - 3) The Planning Commission shall review the final in-lieu fee proposal for consistency with these guidelines prior to approval by the Board of Supervisors. The Commission shall make a formal recommendation to the Board for consideration.
 - 4) The Board of Supervisors shall approve the final amount and other terms of the in-lieu fee.

Use of In-lieu Fees - In-lieu fees shall be administered by the Land Trust in fulfillment of its programmatic responsibilities. These responsibilities cover, without exception, acquiring interests in land and administering, monitoring and enforcing the agricultural conservation easement or other instrument designed to conserve the agricultural value of the land for farmland mitigation purposes and managing the land trust. The location and characteristics of agricultural mitigation land shall comply with the provisions of these guidelines.

- **Mitigation Credit Banking:** Mitigation credits may be banked and utilized in accordance with the following provisions:
 - 1) **Purpose** - The purpose of establishing a method of banking mitigation credits is to equalize the imbalance between the acreage size of farmland suitable, and available, for purchase of farmland conservation easements and the amount of acreage required to meet a 1:1 ratio.
 - 2) **Process** - Any project requiring the acquisition of an agricultural conservation easement in accordance with these guidelines may be approved by the Board of Supervisors to bank mitigation credits on the acreage in excess of the 1:1 ratio required for mitigation of the original project. The mitigation credits shall be held by the individual/entity purchasing the agricultural conservation easement.
 - 3) **Credit Value** - Each acre in excess of the required 1:1 ratio for mitigation may be utilized at a 1:1 ratio to satisfy the mitigation requirements of another development.
 - 4) **Negotiations** - Negotiations to purchase mitigation credits shall not involve the County and shall be subject to free market values. The County shall make available a contact list of individuals/entities with banked credits on record. The sale of banked credits shall not alter the terms of the original farmland conservation easement which generated the credits.

- 5) **Authorization** - The Board of Supervisors shall accept purchased credits upon receipt of a sales agreement.
- 6) **Records** - The County shall maintain a record of banked credits and purchased credits to insure the Farmland Mitigation Program is maintained whole.

Agricultural Mitigation Lands - Locations and characteristics:

- 1) **Location** - Agricultural mitigation land shall be: A) located in Stanislaus County; B) designated Agriculture by the Land Use Element of the Stanislaus County General Plan; C) zoned A-2 (General Agriculture); and D) located outside a Local Agency Formation Commission (LAFCO) adopted Sphere of Influence of a city.
- 2) **Allowable Uses** - Agricultural Mitigation land shall be in conformance with the A-2 zoning district. Any legal nonconforming use of the property shall be abandoned prior to execution of the agricultural conservation easement and shall not be allowed to reestablish except as authorized within a building envelope. The type of agricultural related activity allowed on mitigation land shall be specified as part of the agricultural conservation easement and shall not be less restrictive than the A-2 zoning district.
- 3) **Parcel Size** - Agricultural mitigation land shall consist of legal parcel(s) of twenty (20) net acres or more in size. Parcels less than twenty (20) net acres in size shall only be considered if merged to meet the minimum size requirement prior to execution of the farmland conservation easement. Any building envelope allowed by the Land Trust shall not be counted towards the required parcel size.
- 4) **Soil Quality** - The agricultural mitigation land shall be of equal or better soil quality than the agricultural land whose use is being changed to nonagricultural uses. Priority shall be given to lands designated as 'prime farmland', 'farmland of statewide importance' and 'unique farmland' by the California Department of Conservation's Farmland Mapping and Monitoring Program.
- 5) **Water Supply** - The agricultural mitigation land shall have an adequate water supply to support the agricultural use of the land. The water rights on the agricultural mitigation land shall be protected in the farmland conservation easement.
- 6) **Previous Encumbrances** - Land already effectively encumbered by a conservation easement of any nature is not eligible to qualify as agricultural mitigation land.

Final Approval:

Final approval of any project subject to these guidelines shall be contingent upon the execution of any necessary legal instrument and/or payment of fees as specified by these guidelines. Final approval shall be obtained prior to any of the following: 1) the issuance of any building, grading or encroachment permit(s) required for development, 2) recording of any parcel or final subdivision map, or 3) operation of the approved use.

Legal Instruments for Encumbering Agricultural Mitigation Land:

Requirement - To qualify as an instrument encumbering the land for agricultural mitigation:

- 1) all owners of the agricultural mitigation land shall execute the instrument;
- 2) the instrument shall be in recordable form and contain an accurate legal description of the agricultural mitigation land;
- 3) the instrument shall prohibit any activity which impairs or diminishes the agricultural productivity of the agricultural mitigation land;
- 4) the instrument shall protect the existing water rights and retain them with the agricultural mitigation land;
- 5) the interest in the agricultural mitigation land shall be held in trust by the Land Trust and/or the County in perpetuity;
- 6) the Land Trust or County shall not sell, lease, or convey any interest in the agricultural mitigation land except for fully compatible agricultural uses;
- and 7) if the Land Trust ceases to exist, the duty to hold, administer, monitor, and enforce the interest shall pass to the County to be retained until a qualified entity to serve as the Land Trust is located.

Monitoring, Enforcing, and Reporting:

- 1) **Monitoring and Enforcing** - The Land Trust shall monitor all lands and easements acquired in accordance with these guidelines and shall review and monitor the implementation of all management and maintenance plans for these lands and easement areas. It shall also enforce compliance with the terms of the conservation easement or agricultural mitigation instruments.
- 2) **Reporting by the Land Trust** - Annually, beginning one year after the adoption of this chapter, the Land Trust shall provide to the County Planning Director an annual report delineating the activities undertaken pursuant to the requirements of these guidelines and assessment of these activities. The report(s) shall describe the status of all lands and easements acquired in accordance with these guidelines, including a summary of all enforcement actions.

Stacking of Conservation Easements:

Stacking of easements for both habitat conservation easements on top of an existing agricultural easement granted in accordance with these guidelines may be allowed if approved by the Board of Supervisors provided the habitat needs of the species addressed by the conservation easement shall not restrict the active agricultural use of the land.

- The Commission, with input from the County Agricultural Advisory Board, shall review all stacking proposals to insure the stacking will not be incompatible with the maintenance and preservation of economically sound and viable agricultural activities and operations. The recommendation of the Commission shall be considered by the Board of Supervisors.

GLOSSARY

Aquifer -

Any underground formation that stores, transmits, and yields water to wells and springs.

City limits -

The incorporated extent of a municipality indicated by a definite boundary.

Conservation -

The management of natural resources to prevent waste, destruction, or neglect.

Endemic plants -

Plants that are restricted to a particular locality or habitat.

Erosion -

The process by which soil and rock are detached and moved by running water, wind and gravity.

Fault -

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, active -

A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, inactive -

A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fault, potentially active -

(1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fauna -

Animals or animal life characteristic of a particular locality.

Flood Plain -

A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

Flora -

The plant life of an area or habitat; the plants or plant life characteristic of or adaptive to a particular area.

Habitat -

The natural environment of a plant or animal.

Hazardous materials -

An injurious substance, including pesticides, herbicides, toxic chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

Historic resources -

Includes, but is not limited to any object, building, structure, site, area or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California. (Public Resources Code Section 5020.1)

Infrastructure -

The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Less Productive Agricultural Areas -

Agricultural lands outside LAFCO-approved spheres of influence and not considered to be "Most Productive Agricultural Areas."

Minerals -

Inorganic substances such as gold, iron, and nickel, and compounds formed from such organic substances as natural gas, petroleum, coal, and peat.

Most Productive Agricultural Areas -

Agricultural areas that should be preserved for long-term agricultural use. Until identified on a countywide basis, "Most Productive Agricultural Areas" will be identified on a case-by-case basis when a proposal is made for the conversion of agricultural land. Factors to be considered include but are not limited to soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; existing uses and their contributions to the agricultural sector of the local economy. As an example, some grazing lands, dairy regions and poultry-producing areas as well as farmlands can be considered "Most Productive Agricultural Areas." Failure to farm specific parcels will not eliminate them from being considered "Most Productive Agricultural Areas." Areas considered to be "Most Productive Agricultural Areas" will not include any land within LAFCO-approved spheres of influence of cities or community services districts and sanitary districts serving unincorporated communities. Agricultural lands outside these boundaries and not considered to be "Most Productive Agricultural Areas" will be considered "Less Productive Agricultural Areas." (See Policies 2.4 and 2.5, Implementation Measure B of the Agricultural Element.)

Natural community -

All contiguous habitat as defined by physical and biological features.

Natural resource -

Those forms of wealth supplied by nature, such as minerals, water, plants, animals, soils, forests, etc.

Non-renewable natural resources -

Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals and fossil fuels).

Open-space land -

Any parcel or area of land or water which is essentially unimproved and devoted to open-space uses, which include the preservation of natural resources (plant and animal life and habitats; agricultural land, forests, and rangeland; groundwater basins; water bodies; and recreational areas) and areas susceptible to hazards including fire, flooding, earthquakes, landslides and poor-quality water. (Defined by Government Code Section 65560.)

Prime agricultural land -

(1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service Land Use capability classifications;

(2) land which qualifies for rating 80 through 100 in the Storie Index Rating;

(3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U. S. Department of Agriculture;

(4) land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than 5 years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre; and

(5) land which has returned from the production of unprocessed agricultural plan products an annual gross value of not less than \$200 per acre for three of the previous 5 years. (Government Code Section 51201c)

Recreational trails -

Public areas that include pedestrian trails, bikeways, equestrian trails, boating routes and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles and cross-country hiking trails.

Redevelopment -

The renovation, revival, or rebuilding of a blighted urban area as authorized under Section 33000 et. seq. of the California Health and Safety Code.

Renewable natural resources -

Resources that can be replaced by natural ecological cycles or sound management practices (e.g., forests and plants).

Riparian habitat -

The land and plants bordering a watercourse or lake.

Seiche -

An earthquake-induced wave in a lake, reservoir, or harbor.

Sphere of Influence -

A plan for the probable ultimate physical boundaries and service area of a local agency. (Government Code Section 55425)

Storie Index -

A numerical system (0-100) rating the degree to which a particular soil can grow plants or produce crops, based on four factors, including soil profile, surface texture, slope and soil limitations.

Subsidence -

The gradual, local settling or sinking of the earth's surface with little or not horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.)

Surface rupture -

A break in the ground's surface and associated deformation resulting from the movement of a fault.

Unincorporated Community -

A recognized center of population not governed from within.

Urban transition -

Certain undeveloped land located within the sphere of influence of a city or town.

Vernal pool -

An intermittent body of water formed when rainfall cannot seep into the soil. The pool can last from several days to several months.

Watershed -

The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or which drains into a lake or reservoir.

Williamson Act (The California Land Conservation Act of 1965) -

A tax relief measure intended to conserve open space and agricultural land by providing landowners with property tax relief. Involves a voluntary contract between landowners and local governments in which the landowner agrees to restrict use of the property to agriculture, open space, or related uses and, in return, the local government agrees to base property tax assessments on the restricted uses of the land, rather than its fair market value.

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